HOUSING MARKET INFORMATION

HOUSING MARKET OUTLOOK
Canada Edition

CANADA MORTGAGE AND HOUSING CORPORATION

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Housing starts will moderate slightly in 2015 and 2016

Overview[1]

This report provides a revised outlook reflecting the evolution of risks since the first quarter of 2015. While the decline in oil prices appears to have reached a floor, the full impact of declining oil prices and continued low interest rates on economic and housing activity remains uncertain. To reflect the uncertainty from various risks to the outlook, CMHC presents its forecast in the form of a range. The lower and upper ends of this range reflect the downside and upside risks to the outlook, respectively.

Under the base case range, housing starts are expected to decline by 4.1 per cent in 2015 relative to 2014; Multiple Listing Service® (MLS®)[2] sales are expected to decline 1.1 per cent, and the MLS® average price is expected to increase by 3.4 per cent.

Housing Starts:

On an annual basis, housing starts are expected to range between 166,540 and 188,580 units in 2015 and from 162,840 to 190,830 units in 2016.

Resales:

Multiple Listing Service® (MLS®) sales are expected to range between 437,100 and 494,500 units in 2015 and 424,500 to 491,300 units in 2016.

Resale Prices:

The average MLS® price is forecast to be between $402,139 and $439,589 in 2015. In 2016, the average MLS® price is expected to be between $398,191 and $457,200. The point forecasts call for a 3.4 per cent gain in 2015 and a further [illegible] per cent gain in 2016.

Provincial Spotlight:

In 2015, housing starts activity is expected to slow in oil-producing regions, particularly Alberta, as a result of weakening economic conditions due to the decline in world oil prices. However, these declines are expected to be partly offset by increasing starts activity in other regions, particularly Ontario, where the economy stands to benefit from falling oil prices, lower interest rates, and a lower Canada/U.S. exchange rate.

In 2016, housing starts will decrease marginally in most provinces, while Quebec and British Columbia will witness rising starts. Improving employment trends in Quebec and above-average economic growth in British Columbia will

[1] The outlook is subject to uncertainty. Although point forecasts are presented in this publication, CMHC also presents forecast ranges and risks where appropriate. The forecasts included in this document reflect information available as of April 20, 2015.

[2] Multiple Listing Service® (MLS®) is a registered trademark owned by the Canadian Real Estate Association.

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Housing Starts:	
2015:	166,540-188,580
2016:	162,840-190,830
Resales:	
2015:	437,100-494,500
2016:	424,500-491,300

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support increased starts activity in these provinces.

Detailed National Housing Outlook

Starts to moderate

Housing starts are forecast to moderate relative to 2014, due to a number of factors. To reflect potential risks to the outlook, CMHC produces a range of forecasts which tends to widen as the forecast horizon lengthens due to greater uncertainty.

First, total completed and unabsorbed units have trended upward since the early 2000s, driven by the multi-unit segment. The inventory[3] of total completed and unabsorbed dwellings per 10,000 population was 4.9 units in the first quarter of 2015, above the historical average of 4.4 units. Among other factors, inventory management by builders is expected to modestly restrain the pace of new home construction over the forecast horizon.

Second, the growth of house prices, particularly in major CMAs such as Toronto and Vancouver, is expected to partly offset improvements in affordability from growth in employment and earnings.

However, mortgage rates are expected to remain at or near current historic lows over the forecast horizon. This will continue to support housing demand.

Taking these factors into consideration, housing starts are expected to moderate over the forecast horizon. Our assessment is that there is more downside risk than upside risk to our forecast. As a result, the lower end of the forecast range is wider than the top of the range. The housing starts forecast range for 2015 is 166,540 to 188,580 units and 162,840 to 190,830 units for 2016.

Single-detached starts to drive overall moderation

In the first quarter of 2015, single-detached starts decreased 13.5 per cent compared to the fourth quarter of 2014, based on seasonally adjusted at an annualized rate data. By the end of the forecast horizon, total single-detached starts are expected to increase relative to the first quarter of 2015 but remain below levels observed in 2014 as homebuyers respond to house price growth by shifting demand away from higher-priced new single-detached homes towards lower-priced alternatives such as new multi-unit dwellings and existing homes.

As a result, single-detached starts are forecast to decline in both 2015 and 2016. Reflecting the risks to the outlook, single-detached starts are expected to range between 65,900 and 74,480 units for 2015 and between 64,350 and 75,070 units in 2016.

Multi-unit starts are expected to be stable

In the first quarter of 2015, multi-unit[4] starts increased 1.4 per cent compared to the fourth quarter of 2014, based on seasonally adjusted at an annualized rate data. Overall, multi-unit starts in 2015 and 2016 are expected to moderate slightly from current, historically high levels. This will reflect several mutually offsetting factors.

Some local markets are experiencing modest supply and demand imbalances, with the number of completed and unabsorbed units in the first quarter of 2015 standing at 3.5 units per 10,000 population, above the historical average of 2.7 units. Above-average inventory levels are expected to exert a modestly restraining influence on multi-unit starts, in order to facilitate inventory absorption.

Demographic[5] trends are also expected to put downward pressure on multi-unit housing demand. As mentioned in previous editions of the *Housing Market Outlook*, Statistics Canada projections indicate that the growth rate of the Canadian population aged 25-34 is expected to slow. Our analysis has shown that the population aged 25-34 represents a large share of the first-time home buyers segment that traditionally enters homeownership through the lower priced multi-unit housing segment.

Nevertheless, while the downward pressure on multi-unit starts from supply imbalances and demographic

[3] The level of inventories discussed here is for urban centres with a population of 50,000 and over. The inventory of housing units is defined as a snapshot of the level of completed and unabsorbed units at a specific time. A dwelling is defined as being "absorbed" when a non-binding, non-conditional agreement is made to buy the dwelling. The definition of this concept was recently updated. Prior to 2013, a unit was defined as "absorbed" when an agreement was made to buy or rent the dwelling. However, data on absorption for multiple dwelling units intended for rent was not always available. Supply conditions in the owner and rental markets are now collected under separate, dedicated surveys (see CMHC's Rental Market Survey for rented accommodation and CMHC's Starts and Completions Survey for owned accommodation). In addition, the series' name was changed from "newly completed and unoccupied" to "newly completed and unabsorbed" as a result of the move toward counts based on the existence of a binding contract.

[4] Multi-unit housing starts include semi-detached, row and apartment units.

[5] Demographic forecasts are based on Statistics Canada's medium-growth population projection (CANSIM Table 052-0005). Statistics Canada derives alternative population projection scenarios from the official preliminary postcensal estimates of the population of Canada, provinces and territories as of July 1, 2013.

trends is expected to dominate in 2015, these factors are expected to be offset in 2016 by the shift in demand away from relatively more expensive new single-detached homes towards less expensive dwelling options, including multi-units.

As a result, the profile of the outlook for multi-unit starts is expected to be more stable than for single-detached starts. Overall, multi-unit starts in 2015 are expected to decline relative to 2014. In 2016, multi-unit starts are expected to remain essentially unchanged from the 2015 level. Multi-unit housing starts are expected to range between 100,630 and 114,330 units in 2015 and between 98,510 and 115,800 units in 2016.

MLS® sales are forecast to remain close to 2014 levels

MLS® sales in 2015 and 2016 are expected to decline relative to levels observed in 2014. By 2016, demand for existing units is expected to moderate slightly relative to 2014 and 2015, but still remain above the average MLS® national sales level over the 2009 to 2013 period.

MLS® sales are expected to be between 437,100 and 494,500 units in 2015 and between 424,500 and 491,300 units in 2016.

Relatively balanced[6] national market conditions expected to continue over the forecast horizon

Other than a modest amount of overvaluation at the national level, housing market conditions are expected to remain balanced and broadly in-line with key indicators such as employment, personal disposable income, mortgage rates and population growth.

The average MLS® price for Canada is expected to be between $402,139 and $439,589 in 2015 and between $398,191 and $457,200 in 2016. The slower rate of price growth in 2016 compared to what was observed in 2014 (6.7 per cent) and what is expected in 2015 is due in part to the expectation that the composition of MLS® sales will see a reduction in more expensive resale units and an increase in moderately priced resale units.

Provincial Summary

In 2015, housing starts activity is expected to slow in oil-producing provinces, particularly in Alberta, as a result of weakening economic conditions due to the decline in world oil prices. However, lower starts in oil-producing regions are expected to be partly offset by higher starts in other regions, particularly Ontario, where economic trends should improve as exporters benefit from declining input costs as a result of lower oil prices, lower interest rates, and a lower Canada/U.S. exchange rate.

In 2016, housing starts will decrease in most provinces, while Quebec and British Columbia will witness rising starts. Improving employment trends in Quebec and above-average GDP growth in British Columbia are expected to support increased starts activity in the two provinces.

With respect to the regional outlook for the existing home market, MLS® sales in 2015 in Quebec and British Columbia are expected to see the greatest growth, supported by improving economic conditions. This growth is expected to partially offset expected declines in sales activity in Alberta, Saskatchewan and the Atlantic provinces. In 2016, existing home sales will increase modestly in most provinces and decline in Ontario, British Columbia and Prince Edward Island.

Average MLS® home prices in British Columbia and Ontario are expected to continue to outpace the national average in 2015 and 2016 while average prices in Alberta are expected to fall below the national average.

Trends Impacting Housing[7]

Slowing growth in Gross Domestic Product

Global economic growth is expected to increase modestly in 2015 and 2016, led by a strengthening U.S. economy. While the fall in oil prices has a net negative impact on the Canadian economy, Canadian non-energy exports will benefit from an improving U.S. outlook and a lower Canada/U.S. exchange rate, offsetting some of the negative economic impact on the energy sector. Based on the average of private sector forecasts, GDP in Canada is forecast to grow at 2.0 per cent in 2015 and 2.1 per cent in 2016, below the growth rate in 2014 (2.3 per cent).

[6] Taking the Canadian MLS® market as a whole, a sales-to-new listings ratio below 40 per cent has historically accompanied prices that are rising at a rate less than inflation, a situation known as a buyer's market. A sales-to-new listings ratio above 55 per cent is associated with a seller's market. In a seller's market, home prices generally rise more rapidly than overall inflation. When the sales-to-new listings ratio is between these thresholds, the market is said to be balanced.

[7] CMHC's economic assumptions are based on publicly available information and the average of private sector Canadian forecasters.

Stable trends in employment

The average of private sector forecasts predicts that the overall Canadian unemployment rate will continue to trend lower. In 2015, the unemployment rate is forecast to fall to 6.8 per cent and further to 6.6 per cent in 2016, compared to 6.9 per cent in 2014. In addition, hourly earnings are also forecast to grow modestly faster (2.4 per cent) than consumer prices (1.0 per cent) in 2015. These trends will help to support housing demand.

Household formation will continue to support demand for new dwellings

CMHC's Potential Housing Demand (PHD) model uses historical demographic data to project the future pace of average annual household formation, an indicator of new housing demand. Using updated demographic data, the PHD model estimates the average annual pace of household formation at 193,000, over the 2011 to 2016 period, which is slightly higher than the forecast of annual housing starts in 2015 and 2016.

Mortgage rates are expected to remain at or close to current levels over the forecast horizon

Mortgage rates will continue to be supportive of housing demand. Consistent with the view of Canadian economic forecasters, CMHC expects interest rates to remain at or very close to current levels over the forecast horizon.

According to CMHC's base case scenario for 2015, the one-year mortgage rate is expected to be in the 2.30 to 3.50 per cent range, while the five-year rate is forecast to be within the 4.00 to 5.50 per cent range. For 2016, the one-year mortgage rate is expected to be in the 2.40 to 4.00 per cent range, while the five-year rate is forecast to be within the 4.20 to 6.20 per cent range.

Risks to the Outlook

While the outlook for the Canadian housing sector is one of general stability, there are global and domestic risks to consider that could result in added pressure on housing markets, supply imbalances and the ability of households to service their debt.

The future path of oil prices remains the most significant domestic risk. After a steady decline over the July 2014 to January 2015 period, West Texas Intermediate (WTI) crude oil prices have stabilized.

To date, lower oil prices have negatively impacted the oil-producing economies of Saskatchewan, Newfoundland and particularly Alberta. Housing demand has slowed through adverse effects on employment, household incomes and migration as a result of the potential delay, downsizing or cancellation of major energy projects. According to the Bank of Canada's April 2015 Monetary Policy Report (MPR), investment in the oil and gas industry in Canada is expected to fall by thirty per cent in 2015.

For Canada as a whole, the potential negative impact of declining oil prices on economic growth is expected to be at least partly offset by continued low interest rates, a declining Canada/U.S. exchange rate which would improve export competitiveness and the lowering of retail gasoline prices which would benefit households and businesses.

However, the full impact of the decline in crude oil prices on the Canadian economy remains unclear and depends on how much oil prices fall and how long they remain at a lower level. If the net negative impact of lower oil prices on the Canadian economy is larger than anticipated, further monetary policy easing may be required to offset the negative economic impact. CMHC's current HMO forecast is based on the April 2015 Industry Consensus view of oil prices rebounding within a range of $50-$60 per barrel (USD) in 2015. Under this scenario, we expect a negative impact on housing markets in oil-producing provinces, including Alberta, as some of the more costly oil sands projects get delayed.

An additional downside risk related to the fall in oil prices is that it has the potential to exacerbate deflationary concerns in Japan and the European Union (EU). There is also uncertainty regarding the ongoing bailout negotiations between the EU and Greece, as well as continued geopolitical tensions in the Middle East and in Russia and the Ukraine. All of these factors have the potential to weaken a global recovery and negatively impact Canadian economic growth.

An upside risk to our outlook is the potential for stronger-than-expected growth in the U.S., since it would benefit Canadian exporters and likely drive greater-than-expected housing demand.

Household debt-levels, despite having stabilized, remain a key vulnerability to the Canadian financial system. In the event of a shock, if the unemployment rate among Canadians rises materially, many may need to access their wealth to make ends meet for a period of time. However, with household equity being concentrated in a non-liquid asset such as housing, such a shock could be amplified by the need to sell, resulting in a sudden glut of homes for sale, putting downward pressure on prices and eroding household wealth. In other words, household debt is a vulnerability that can amplify an economic shock and therefore, requires close monitoring.

TRENDS AT A GLANCE

Key factors and their effects on the housing sector

Mortgage rates	Mortgage rates will remain low by historical standards and supportive of housing demand.
Employment	Based on the consensus among prominent Canadian forecasters, we expect that employment will register growth in the range of 0.3 to 1.3 per cent in 2015 and 0.5 to 1.9 per cent in 2016.
Income	Income is expected to increase modestly as economic conditions in Canada improve. As a result, income growth will remain supportive of housing demand over the forecast horizon.
Net migration	Canada's economy is expected to continue to attract a high level of immigrants. As a result, the level of net migration will remain above its historical average and help support Canada's housing market.
Demographics[8]	By the end of the forecast horizon, the growth rate of the Canadian population aged 25-34 is projected to begin a longer-term decline, according to Statistics Canada's projections. This, along with general population aging, will impact the type and tenure of housing demand.
Resale market	Overall market conditions remain relatively balanced and house prices, while showing modest overvaluation, are generally in line with underlying demographic and economic factors at a national level. Reflecting the risks to the outlook, the average MLS® price growth is expected to range from -4.7 per cent to 4.1 per cent in 2015, widening to a range of -7.0 per cent to 6.7 per cent in 2016.
Stock of completed and unabsorbed units	The stock of completed and unabsorbed housing units to population is above the historical average, but has been declining since May 2013.

[8] Demographic forecasts are based on Statistics Canada's medium-growth population projection (CANSIM Table 052-0005). Statistics Canada derives alternative population projection scenarios from the official preliminary postcensal estimates of the population of Canada, provinces and territories as of July 1, 2013.

Provincial Housing Outlooks

British Columbia

Overview

The British Columbia economy is forecast to expand in 2015 and 2016. Population-driven demand for goods and services will contribute to growth in consumer spending. An expected pick up in the pace of US economic growth, coupled with a lower-valued Canadian dollar relative to the US dollar, will grow BC exports. Low oil prices are expected to have a small positive impact on the BC economy, as consumers and businesses benefit from lower transportation costs, and interest rates remain low and stable.

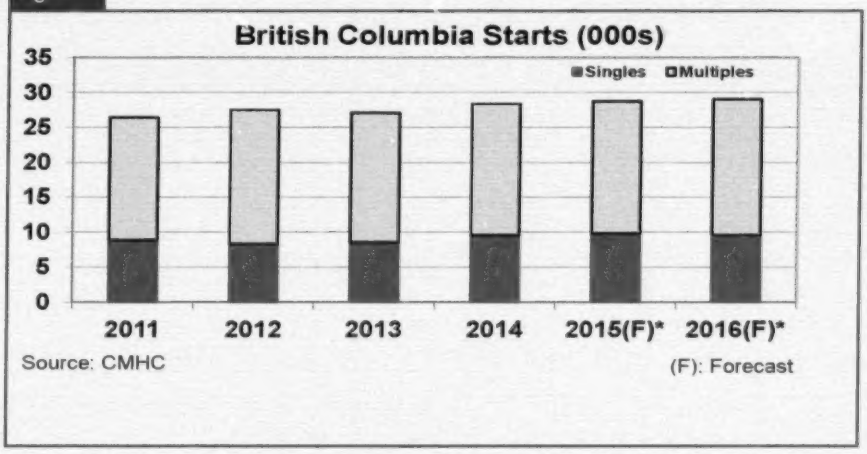
Projected population growth of just over one per cent per year is expected to add to demand for ownership and rental housing. While people moving to BC from other countries will be the main source of population growth, people moving to BC from other provinces will add to the population as well. Net interprovincial migration turned positive in 2014, adding more than 10,000 people to the province's population, compared to net outflows in 2012 and 2013.

Mortgage rates will continue to be supportive of housing demand. Consistent with the view of Canadian economic forecasters, CMHC expects interest rates to remain at or very close to current levels over the forecast horizon.

In Detail

Single Starts: Single-detached home starts are expected to range from 9,000 to 10,200 units in 2015 and between 8,600 to 10,100 units in 2016, with the broader range next year reflecting increased downside risk as mortgage rates rise. Builders will respond to stronger demand for new homes this year and next, as rising prices for resale homes attract more buyers to the new home market.

Figure 1



*The point forecast for provincial total housing starts is 28,700 for 2015 and 29,000 for 2016. Economic uncertainty is reflected by the current range of forecasts, which varies from 26,400-29,800 units for 2015 and 26,100-30,500 units for 2016.

Multiple Starts: Multi-unit starts are forecast to maintain a relatively stable level compared to the past decade, although some increase is expected in 2016 as homebuyers shift to less-expensive housing types as mortgage interest rates rise. Multi-unit starts are forecast to range between 17,400 and 19,700 units in 2015. A similar range is expected in 2016, with some upside risk.

Resales: MLS® sales are forecast to range from 82,300 to 93,100 transactions in 2015 and between 78,700 to 91,800 transactions in 2016. Higher levels of turnover will reflect increased interprovincial migration flows and higher employment levels in 2015. Gradually rising mortgage interest rates in 2016 may shift home sales to less expensive home types, dampening average price growth.

Prices: Balanced resale market conditions are expected to prevail in most housing markets within BC, pointing to moderate price gains. The average home price has been influenced by compositional changes during the past few years. In early 2015, this is still the case as a rising share of higher-priced home sales in Vancouver and a rising share of Vancouver sales out of the BC total put upward pressure on the provincial average MLS® price. The CREA house price index, a measure of price change designed to better reflect market price growth, was up 7.2 per cent in March 2015 compared to March 2014 in the Greater Vancouver board area. According to this measure, price gains in other BC large centers have been more moderate: up 2.7 per cent year-over-year in Victoria and up 2.6 per cent year-over-year in Abbotsford-Mission.

The MLS® average price is forecast to be between $573,700 and $627,500 in 2015, edging higher between $577,000 to $652,000 in 2016.

Alberta

Overview

Lower oil prices this year are expected to considerably reduce Alberta's real GDP growth from an estimated 3.8 per cent in 2014 to 0.5 per cent in 2015. The consensus forecast is for oil prices to rise in 2016, and in this scenario Alberta's real GDP will increase by 1.8 per cent. The decline in oil prices has slowed Alberta's growth from being the fastest-growing province in Canada in 2014 to one that is facing the risk of a recession. The economic downturn this year is not expected to be as severe as the last recession, which was more broadly based and included the impact of the global financial crisis.

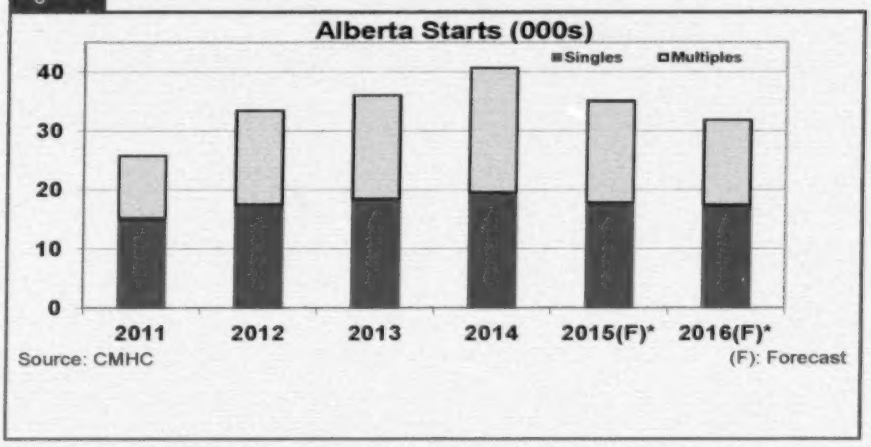
Oil and gas companies have been cutting capital expenditures and reducing demand for labour and services. As a result, employment growth in Alberta is projected to drop from 2.4 per cent in 2014 to 0.3 per cent in 2015 and then increase to 1.1 per cent in 2016. The unemployment rate in Alberta is projected to rise from an average of 4.7 per cent in 2014 to 5.7 per cent in 2015 and 2016. With reduced employment opportunities, migration to Alberta is expected to slow.

Net migration to Alberta amounted to 66,784 in 2014. Improving relative economic performance in other jurisdictions and a decline in temporary foreign workers will reduce inflows of migrants to Alberta. Net migration is projected to decline to 48,000 in 2015 and to 44,500 in 2016.

In Detail

Single Starts: After increasing by 6.1 per cent in 2014 to 19,563 units, single-detached starts are forecasted to range between 16,400 and 18,500 units in 2015 and between 15,700 to 18,300 units in 2016. Supply levels in the resale market are expected to remain elevated offering consumers more options and creating more competition for new home sales. With some companies in a downsizing mode, employment creation will be slower than last year and will slow new home sales.

Figure 2



*The point forecast for provincial total housing starts is 35,000 for 2015 and 31,800 for 2016. Economic uncertainty is reflected by the current range of forecasts, which varies from 31,900-36,500 units for 2015 and 27,700-33,300 units for 2016.

Multiple Starts: The high level of multi-unit construction witnessed in 2014 is projected to decline over the forecast period. From 21,027 units in 2014, multi-unit starts are forecast to range between 15,500 and 18,000 units in 2015 and 12,000 to 15,000 units in 2016. While economic and demographic conditions that support housing demand have continued to erode over the first quarter of 2015, multi-unit starts have increased during the same period. However, this is not expected to be sustained over the balance of the year as ebbing demand will slow pre-sales and increase inventory. In addition, an elevated number of new listings in the resale market will compete with new condominium sales, thus also slowing the pace of new construction.

Resales: After increasing to 71,773 units in 2014, MLS® sales are projected to range between 52,000 and 60,500 units in 2015 and 52,700 to 61,500 units in 2016. The economic slowdown in Alberta has caused some potential homebuyers to postpone their home purchase decision, with some waiting to see the impact on pricing while others are waiting for improved economic circumstances. Since CMHC's last forecast, resale demand has moved quickly towards the lower end of the forecast range.

Prices: In 2014, the average MLS® sales price in Alberta increased by 5.2 per cent to $400,590. The changing economic environment has caused demand to decrease and move many of Alberta's housing markets into conditions that favour the buyer. In 2015, the elevated level of supply and lower level of demand will ease MLS® price growth with more potential for downside risk. Over the forecast period, the average MLS® sales price is expected to range between $366,600 and $402,000 in 2015 and between $360,400 and $409,500 in 2016.

Saskatchewan

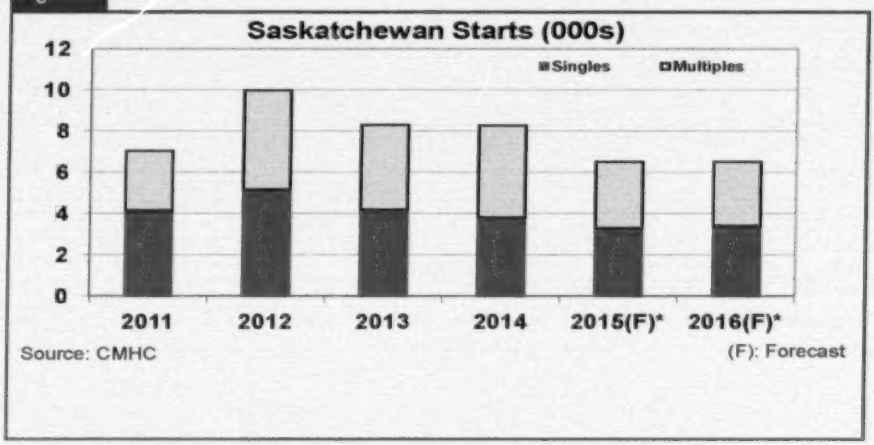
Overview

Declining oil prices have increased the downside risk to economic growth in Saskatchewan. As a result, Saskatchewan's real GDP has been revised lower from the previous forecast to a growth rate of 1.4 per cent in 2015 and 1.9 per cent in 2016. Notwithstanding, other key commodity prices such as potash appear to have bottomed, while uranium prices are beginning to increase from previous lows as the announced restarting of some nuclear plants in Japan in 2015 has provided some optimism for Saskatchewan's uranium industry. In addition, agricultural exports are showing growth and will help the economy expand.

Saskatchewan's moderating economy will slow employment growth to 0.6 per cent in 2015 before stronger economic growth in 2016 helps increase employment by 1.4 per cent. Saskatchewan's unemployment rate is projected to increase from 3.8 per cent in 2014 to 4.6 per cent in 2015 and remain near this level at 4.5 per cent in 2016. While the uncertainty caused by lower oil prices will hold back employment growth, Saskatchewan's unemployment rate will still represent the lowest provincial unemployment rate in Canada.

Net migration to Saskatchewan amounted to 11,603 in 2014. With economic growth slowing, the number of people coming to Saskatchewan is expected to decline. In 2015, net migration is forecasted to decline to 10,200 people and remain close to that level at 10,000 in 2016. The largest gains will continue to come from international migration.

Figure 3



*The point forecast for provincial total housing starts is 6,500 for 2015 and 6,500 for 2016. Economic uncertainty is reflected by the current range of forecasts, which varies from 5,940-6,730 units for 2015 and 5,860-6,870 units for 2016.

In Detail

Single Starts: The effect of lower oil prices on employment growth and net migration will moderate housing demand in Saskatchewan over the next two years, as will an elevated level of new home inventory. In the absence of any significant reductions to inventory, single-detached starts are forecast to moderate and range between 3,040 and 3,430 units in 2015 and 3,060 to 3,570 units in 2016.

Multiple Starts: Notwithstanding higher demand for condominium apartments in recent months in some local markets, Saskatchewan's multi-unit starts are forecast to range between 2,900 and 3,300 units in 2015. Rising inventory and moderating economic fundamentals will result in fewer multi-unit projects being initiated. With builders seeking to meet new demand from their inventory, multi-unit starts are expected to range between 2,800 and 3,300 units in 2016.

Resales: The current economic environment of slower employment growth and lower net migration is expected to yield fewer provincial MLS® sales this year, with sales expected to range between 11,300 and 13,100 units in 2015. Barring any additional economic shocks, provincial MLS® sales are forecast to range between 11,400 and 13,300 units in 2016, supported by move-up buying and low mortgage rates.

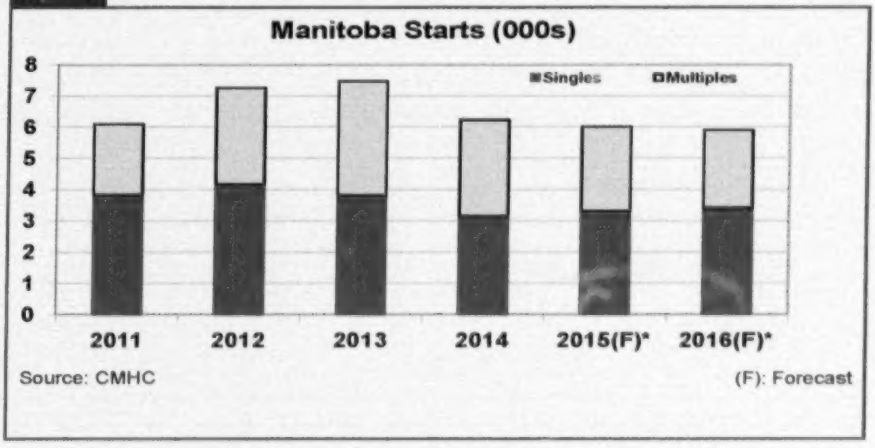
Prices: With supply expected to continue rising faster than demand in some major markets, Saskatchewan's average MLS® price is forecast to range between $282,000 and $304,500 in 2015. Buyers' market conditions in both Regina and Saskatoon will help put downward pressure on the average price this year. By 2016, improved local market conditions are expected to help increase price pressure and the average MLS® price is expected to range between $279,000 and $315,400.

Manitoba

Overview

Manitoba's diversified economy will help its real GDP grow by 2.4 per cent in 2015 and 2.2 per cent in 2016, a growth rate that will exceed the national average. Manitoba's relatively small oil and gas industry is being impacted by the oil shock; however, a lower Canadian dollar and a growing US economy will help to increase manufacturing and lift Manitoba's exports. Over the forecast period, Manitoba's steady population growth and rising wages will support consumer spending.

Figure 4



*The point forecast for provincial total housing starts is 6,000 for 2015 and 5,900 for 2016. Economic uncertainty is reflected by the current range of forecasts, which varies from 5,540-6,230 units for 2015 and 5,360-6,170 units for 2016.

Employment growth is projected to accelerate in 2015 with Manitoba's expanding economy. Overall, employment gains are projected to improve as trade increases which, in turn, will encourage business expansion. Manitoba's employment growth is projected to rise from 0.1 per cent in 2014 to 1.4 per cent in 2015 and 1.3 per cent in 2016. Manitoba's unemployment rate is expected to remain low relative to the national average at 5.5 per cent in 2015 and 5.4 per cent in 2016.

Net migration to Manitoba amounted to 10,903 in 2014 as a result of a strong increase in international migration. Net migration is expected to continue to be a key factor supporting housing demand as Manitoba is projected to have 9,100 net migrants in 2015 and 9,300 in 2016. This is expected to generate a relatively steady pace of new household formation. While Manitoba is expected to continue to experience large inflows of international migrants, interprovincial migration is projected to remain negative, although lower energy prices should ease the net outflow to Alberta.

In Detail

Single Starts: After a pull back in 2014 production to allow inventories to draw down, single-detached starts in Manitoba are expected to range between 3,040 and 3,430 units in 2015 and 3,060 and 3,570 units in 2016. Increases in employment and wages as well as elevated net migration will contribute to new housing demand over the forecast period. However, significant increases in new home sales will be tempered by competition from an elevated number of listings in the resale market.

Multiple Starts: Multi-unit starts will continue to come down from a peak level set in 2013 of 3,645 units and are expected to range between 2,500 and 2,800 units in 2015 and 2,300 to 2,600 units in 2016. As the elevated number of units currently under construction move to completion, inventories of unabsorbed multi-units will rise in both the condominium and purpose-built rental markets. This will signal builders to moderate production over the forecast period.

Resales: Provincial sales of existing homes will see modest increases over the next two years and are expected to range between 12,900 and 14,700 transactions in 2015 and between 12,800 to 14,900 units in 2016. Increases in employment, especially among 25 to 44 year olds, as well as higher earnings and continued low interest rates will support demand in the resale market.

Prices: Increases in the average residential MLS® price in Manitoba will continue to moderate, and range between $258,600 and $276,400 in 2015 and $260,100 and $287,100 in 2016. Modest increases in sales will be met by a higher number of listings. This will result in a market that slightly favours buyers, thus tempering upward pressure on prices.

Ontario

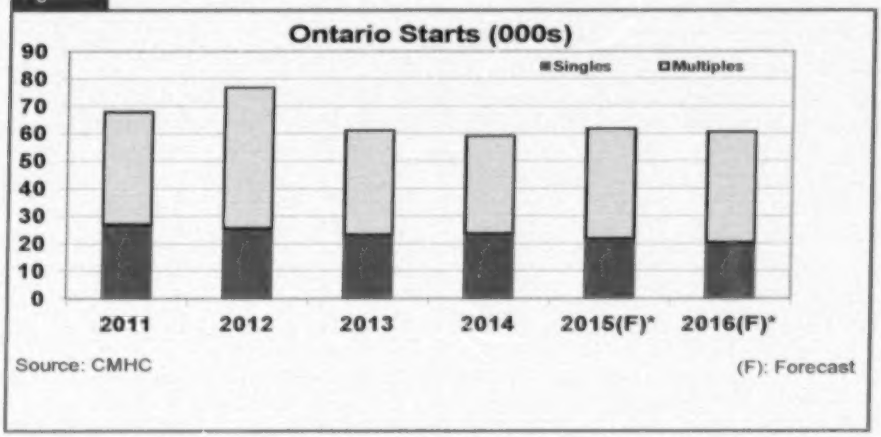
Overview

The Ontario economy will gain momentum over the forecast horizon posting growth of 2.3 and 2.4 per cent this year and next respectively. For the first time in over a decade, growth will exceed the national average. The Ontario economy is expected to transition to trade and investment led growth. Non energy exports have gained momentum in the past year as evidenced by improving Ontario manufacturing sales which are now fast approaching pre-recession levels. This momentum in exports will be supported by a low Canadian dollar and improving growth in the US - Ontario's largest trading partner. An improving trade picture will in turn lift business sentiment across the province - paving the way for stronger business investment.

Improving business sentiment will support more hiring enabling employment growth to rise to 1.3 per cent and 1.7 per cent in 2015 and 2016 respectively from rates of growth below one per cent in recent years. This pace of growth however will be below historical averages owing to businesses relying more on capital spending to boost productivity and competitiveness. Ontario's unemployment rate will trend lower and reach 6.7 and 6.5 per cent in 2015 and 2016 respectively.

Faster employment growth in western Canada has restrained migratory inflows and population growth in Ontario in recent years. With Ontario's economy expected to outpace growth nationally over the forecast horizon, net inter-provincial migration to Ontario will recover slightly. Total net migration will rise from 89,600 in 2015 to 97,200 net migrants by 2016.

Figure 5



*The point forecast for provincial total housing starts is 61,700 for 2015 and 60,600 for 2016. Economic uncertainty is reflected by the current range of forecasts, which varies from 56,800-64,200 units for 2015 and 54,500-63,600 units for 2016.

In Detail

Single Starts: Single detached construction will trend lower over the forecast horizon ranging between 20,100 to 22,700 units in 2015 and 18,300 and 21,300 units in 2016. Modest income growth, the rising price gap between singles and condominiums and fewer sites available for new home construction will dampen single starts.

Multiple Starts: For the first time in three years, multi-unit home construction led by town homes and apartments will post growth over the forecast horizon. Multi-unit starts will range between 36,700 and 41,500 units in 2015 and 36,200 to 42,200 units in 2016. The continued rise in the prices of single-detached homes is encouraging consumers to consider the purchase of less expensive housing. Demand for rental accommodation has grown in recent years encouraging increasing investment activity in the Ontario apartment market. Apartment ownership and rental demand will continue to be supported by price sensitive first time buyers and from a growing pool of empty nesters aged 55 to 64.

Resales: Existing home sales will grow and range between 192,800 and 218,000 units in 2015 before easing in the range of 182,900 to 213,400 units in 2016. A growing stock of resale housing, along with the resale market's price advantage will keep resale activity elevated.

Prices: Ontario home prices will grow at a slower rate over the forecast period ranging between $424,000 and $464,200 in 2015 and $419,700 and $487,700 in 2016. A slower pace of price growth will be the norm over the forecast horizon thanks to a more balanced housing market and a shift in demand to less expensive resale housing.

Quebec

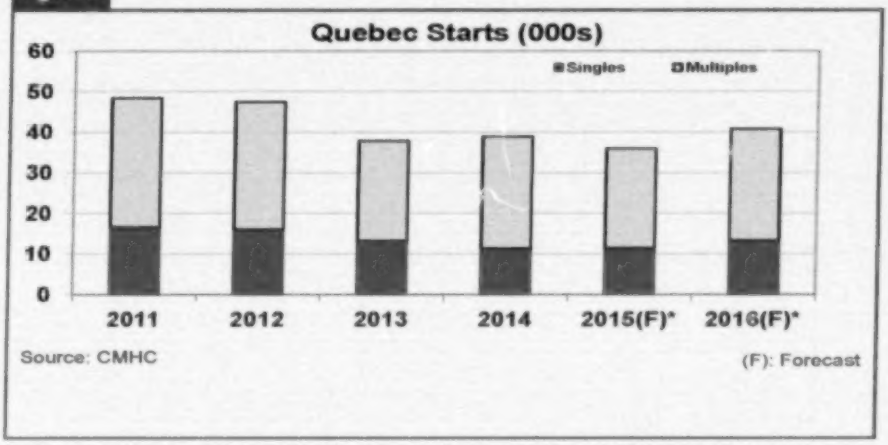
Overview

A gradual acceleration of Quebec's economic growth over the next two years will provide some stimulus to housing demand in 2015 and 2016. During this period, resale markets will tighten somewhat, eventually translating into higher levels of housing starts. The progressive increase of demand will lead to price growth of between 1.5 per cent and 2.5 per cent during the forecast horizon.

In the next two years, economic growth will stem from consumer spending and net exports. Meanwhile, private investment and public expenditure growth will be limited by the decline of the Canadian dollar and by balanced budget objectives respectively. Thus, following growth of 1.5 per cent in 2014, Quebec GDP will increase within the 1.7 and 2.1 per cent range in 2015 and within the 1.8 and 2.2 per cent range in 2016. The impact on labour markets will be felt more substantially at the end of 2015. As a result, employment will grow at a rate of between 0.6 per cent and 1.2 per cent in 2015 and between 1.0 per cent and 1.4 per cent in 2016. During this period, the unemployment rate will rise slightly from the 7.7 per cent recorded in 2014.

The moderate employment recovery and the relative weakening of labour markets in most of western Canada will help retain workers in the province. Moreover, with the help of rising immigration, total net migration this year will likely fall within the range of 41,000 to 43,000 persons and within the range of 44,000 to 46,000 persons in 2016. Such levels will have a positive impact on demand in Quebec's rental markets.

Figure 6



*The point forecast for provincial total housing starts is 35,900 for 2015 and 40,800 for 2016. Economic uncertainty is reflected by the current range of forecasts, which varies from 33,000-37,300 units for 2015 and 36,700-42,800 units for 2016.

In Detail

Single Starts: In the next two years, demand for new single-detached homes will be influenced by moderate employment growth and the tightening of the resale market. Housing starts in this market segment will be situated within the 10,500 and 11,900 range in 2015 and within the 12,000 and 14,000 range in the following year. As the resale market tightens, demand for new single-detached homes will progressively increase.

Multiple Starts: After bouncing back up last year, as a result of developments in large condominium construction sites in downtown Montréal, multiple starts will descend back to a level that is more in line with the demographic trends. In 2015, growth will be held back by relatively high levels of supply from units under construction and competition from the resale market. Starts of multiple units will lie within a range of 22,500 to 25,500 units this year. In 2016, activity in the retirement home market segment will contribute to an increase in multi-unit starts. As a result, between 24,800 and 28,900 units are forecast for 2016.

Resales: Sales of existing homes recorded by Centris®[9] should increase slightly this year and next, in line with employment growth. Between 68,000 and 75,000 transactions are thus expected this year. Following this increase, slightly more robust labour markets will shift the forecast range next year. Thus, between 68,500 and 76,000 sales are expected in 2016.

Prices: Despite relatively high supply levels in certain market segments, rising demand will lead to price growth during the forecast horizon. In this context, prices of resale homes will post growth ranging from -2.2 per cent to 5.3 per cent in 2015, and from -3.7 per cent to 8.4 per cent in 2016. As a result, the average price recorded by Centris® will range from $260,000 to 280,000 in 2015 and from $262,000 to $295,000 in 2016.

[9] The Centris® system contains all the listings of Quebec real estate brokers.

New Brunswick

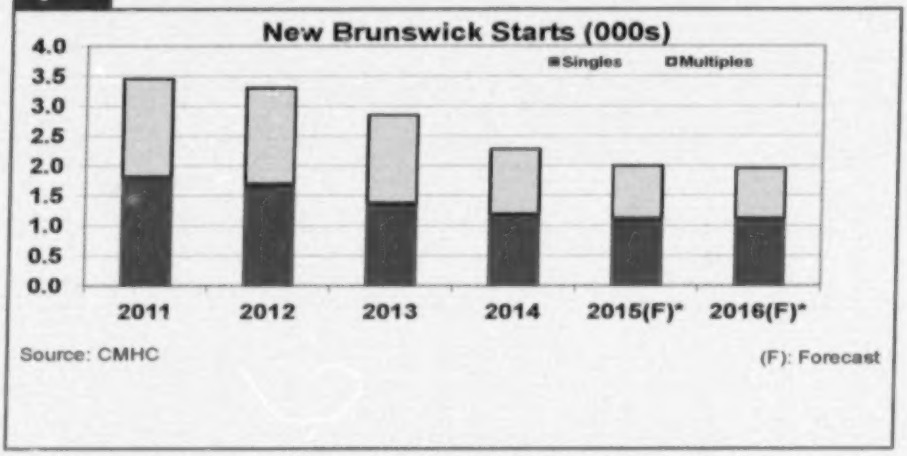
Overview

The outlook for 2015 and 2016 will be impacted by fiscal restraint. Economic growth is expected to reach 0.5 per cent in 2015 and 0.7 cent in 2016. The main challenges preventing a stronger provincial outlook include the declining fiscal position of the provincial government and a weaker outlook for commodity prices including lumber, pulp, potash and zinc. Nevertheless, the natural resources sector, which remains one of the main economic drivers for growth, should experience support from a weaker Canadian dollar. Additional support from this sector, however, will depend on the continuing improvement in global demand for commodities.

Labour market conditions are expected to exhibit some improvement as investment activity begins to pick-up. Employment is projected to remain relatively unchanged in 2015 and rise 0.7 per cent in 2016. With the labour force expected to rise faster than employment, the unemployment rate will increase to 10.4 per cent in 2015 and to 10.7 per cent in 2016.

The growth prospects for the province also continue to be impacted by weak population growth and previous declines in net migration. International migration is expected to rise moderately in both 2015 and 2016 following much higher levels of growth in prior years. Negative interprovincial migration will continue to exist in both 2015 and 2016, mainly due to an outflow of residents to western provinces. Net migration will turn slightly positive in 2015 following three years of declines. However, it will remain flat in 2016 as economic conditions are not expected to improve substantially to attract more people.

Figure 7



*The point forecast for provincial total housing starts is 2,000 for 2015 and 1,950 for 2016. Economic uncertainty is reflected by the current range of forecasts, which varies from 1,800-2,100 units for 2015 and 1,800-2,000 units for 2016.

In Detail

Single Starts: The out-migration from the province's major centres to other parts of Canada will become less problematic for economic growth as the outflow of migrants declines. However moderate employment growth of less than one per cent will continue to impact the demand for homes over the forecast period. As a result, singles will range from 1,040 to 1,170 starts in 2015 and from 1,010 to 1,180 in 2016.

Multiple Starts: Stronger activity focused on the rental market since 2010 has resulted in a rise in available units for rent throughout the province. Furthermore, rental demand is expected to decline over the forecast period, due to moderate employment growth. As a result multiple starts are expected to decline to the range of 810 to 910 units for 2015 and 740 to 870 units by 2016.

Resales: The conditions in the existing home market continued to favour buyers in 2014. MLS® sales should decline modestly but there could be additional downside risk due to weaker economic growth. As a result, MLS® sales are forecast to lie within a range of 5,300 to 6,000 units in 2015 and a similar range of 5,200 to 6,100 units in 2016.

Prices: The inventory of available homes is currently at historically high levels in NB's large urban centres. This trend which is expected to remain due to weaker demand will impact price growth over the forecast period. The MLS® average price is expected to move down moderately in 2015 with prices within a range of $153,000 to $167,400. With the possibility of slower sales growth and higher inventory levels in 2016, prices are expected to range from $148,000 to $172,000.

Nova Scotia

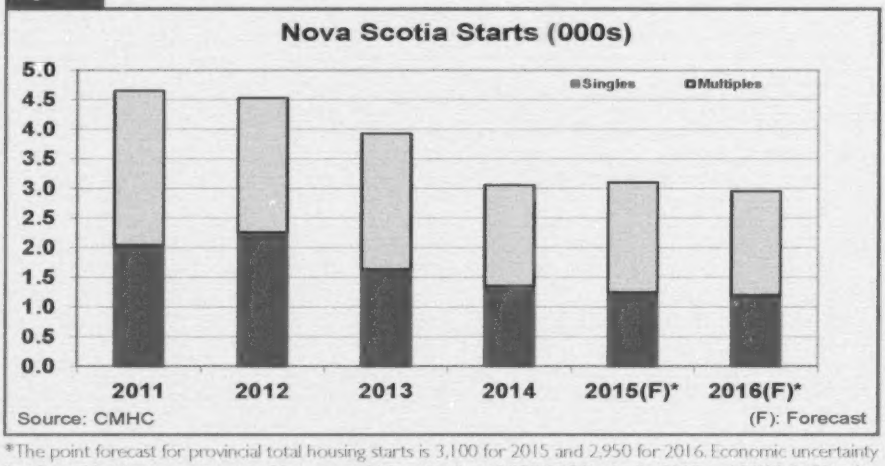
Overview

Nova Scotia (NS) is expected to record economic growth of 1.0 per cent in 2015 and 1.1 per cent in 2016. The economic outlook is expected to improve in 2015 as actual ship building activity begins this year. Recent improvements in exports are expected to continue due to the benefits of a falling Canadian dollar and a recovering U.S. economy.

Labour market conditions weakened further in 2014 as both labour force and employment declined significantly. Employment is forecast to recover moderately in 2015 with a further increase of one per cent in 2016. This growth in employment is largely due to projected improvements in the private sector energy investment activity over the forecast period. A larger increase in labour force growth compared to employment will result in the unemployment rate increasing to 9.1 per cent in 2015 and 9.3 per cent in 2016.

Net migration will continue to be positive over the forecast period as international migration will remain positive, rising moderately in 2016. Although interprovincial migration will not turn positive in 2015 or 2016, declines in inter-provincial migration are expected to stabilize at -500 people per year. As a result, total net migration is expected to turn in a similar performance in 2015 as last year, moving up slightly in 2016.

Figure 8



*The point forecast for provincial total housing starts is 3,100 for 2015 and 2,950 for 2016. Economic uncertainty is reflected by the current range of forecasts, which varies from 2,900-3,200 units for 2015 and 2,700-3,100 units for 2016.

In Detail

Single Starts: The forecast number of single-detached units is expected to slow in 2015 and remain close to levels observed in 2016. As the economic and demographic fundamentals remain stable, an aging population base will continue to be focused on moving into rental apartment units from single-detached homes. As a result, single starts will decline and lie within a range of 1,150 to 1,300 starts in 2015 and between 1,080 to 1,260 starts in 2016.

Multiple Starts: Multi-unit starts in the province continued to record levels above the ten-year average. For 2015 and 2016, the level of apartment unit construction in Halifax will rebound and then pullback somewhat in 2016. Demand for apartment units will continue to be driven by an aging population that is forecast to continue growing as a share of the total population over the next several years. As a result, the range in multiple starts will be 1,700 to 1,920 units in 2015 and between 1,580 to 1,840 units in 2016.

Resales: Following a more modest decline in 2014 and a small decrease in inventory levels, MLS® sales in NS are forecast to remain weak within a range of 7,700 to 8,700 units in 2015. In 2016, some improvement in economic conditions across the province, including population and employment growth, will shift sales upward within the range of 7,700 to 8,900 units.

Prices: The slowdown in the MLS® market in 2014 resulted in the average price of an existing home declining close to one per cent. In 2015, prices in the province will range from $205,200 to $224,600. By 2016 the range in prices will be $200,700 to $233,300 as inventory will continue to pullback from recent historic levels.

Prince Edward Island

Overview

The economy of Prince Edward Island (PE) is forecast to grow by 0.5 per cent in 2015 and increase by 0.7 per cent in 2016. Slightly higher economic growth will be the result of improved performance from food processing and manufacturing. A better outlook for tourism will also contribute to growth as Canadians shift their travel budgets back to spending more in Atlantic Canada. Exports of aerospace, biosciences and seafood processing industries will be among the strongest contributors to growth as a result of the weaker Canadian dollar.

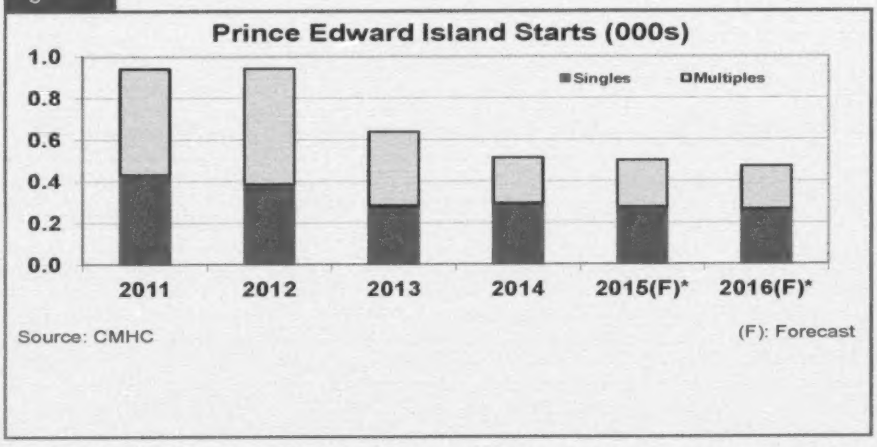
Employment is forecast to remain stable in 2015, followed by moderate growth of 0.6 per cent in 2016. The unemployment rate will increase to 10.8 per cent in 2015 and 10.9 per cent in 2016 as labour force growth will remain stronger than employment growth over the forecast period.

International immigration is forecast to decline in 2015 and 2016 from 2014 levels. Overall, net migration is expected to remain stable and positive over the forecast period as interprovincial migration outflows will decline to -250 in 2015 and 2016.

In Detail

Single Starts: Weaker demand is expected to keep single-detached starts subdued over the forecast period. This is a result of a slowdown in the growth of employment from prior years, in addition to a continuing shift in the evolving needs of an aging population away from single-detached homes. As a result starts will range from 250 to 290 in 2015 and 240 to 280 starts in 2016.

Figure 9



*The point forecast for provincial total housing starts is 500 for 2015 and 470 for 2016. Economic uncertainty is reflected by the current range of forecasts, which varies from 460-520 units for 2015 and 420-490 units for 2016.

Multiple Starts: In the multi-unit segment of the market, construction will remain relatively stable as the market continues to absorb recent increases in inventory. Multiple starts are expected to range from 210 to 230 starts in 2015, with a subsequent range of 180 to 210 starts in 2016. As the vacancy rate is expected to remain elevated over the forecast period, multiple starts will decline in 2016.

Resales: In the existing homes market, shifting economic opportunities outside of Charlottetown will continue to weaken, resulting in softer demand. This will exert downward pressure on total sales. MLS® sales will range from 1,200 to 1,300 sales in 2015 and from 1,100 to 1,300 in 2016.

Prices: Price growth is expected to remain weak due to slowing activity in the resale market, ranging from $153,400 to $168,000 in 2015. The average price on the island is expected to range in 2016 from $149,900 to $174,200.

Newfoundland and Labrador

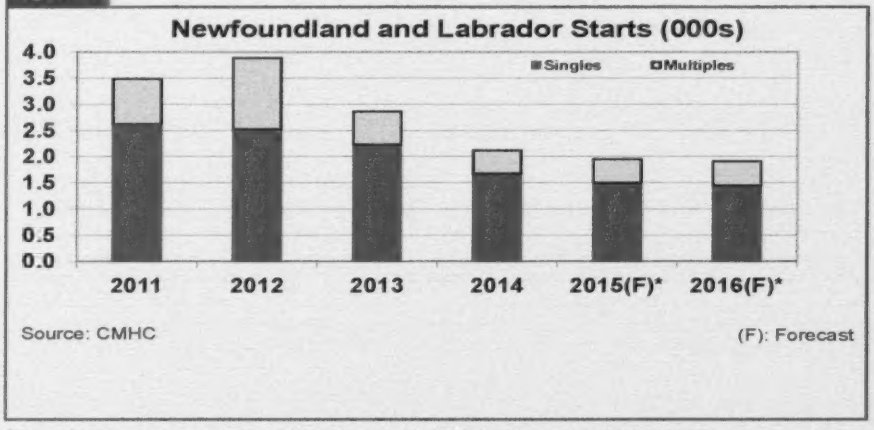
Overview

Economic growth in Newfoundland and Labrador (NL) will remain below the pace of the other Atlantic provinces, with GDP expected to decline 0.3 per cent in 2015. Economic growth is expected to increase modestly to 0.3 per cent in 2016. The province's economic future will continue to be supported by projects focused on both energy and resource investment. However, current commodity price weakness does put some projects at risk.

The province's labour market conditions softened in 2014 for the second year in a row. Employment is forecast to decline over one per cent this year and reach a modest growth of 0.6 per cent in 2016. Labour force growth will remain close to zero in 2015, resulting in a rise in the unemployment rate to 12.9 per cent. The unemployment rate will rise further in 2016 as labour force growth outpaces the growth in employment.

Net migration is expected to turn positive over the forecast period due to an increase in interprovincial migration in both 2015 and 2016 after two years of declines. International immigration will also begin to contribute positively to population growth in 2015 and 2016. The expectation is for a small addition of 250 people in 2015 and 450 people in 2016. This is also tied to the need for additional expertise for new energy and resource investment opportunities over the forecast period.

Figure 10



*The point forecast for provincial total housing starts is 1,950 for 2015 and 1,900 for 2016. Economic uncertainty is reflected by the current range of forecasts, which varies from 1,800-2,000 units for 2015 and 1,700-2,000 units for 2016.

In Detail

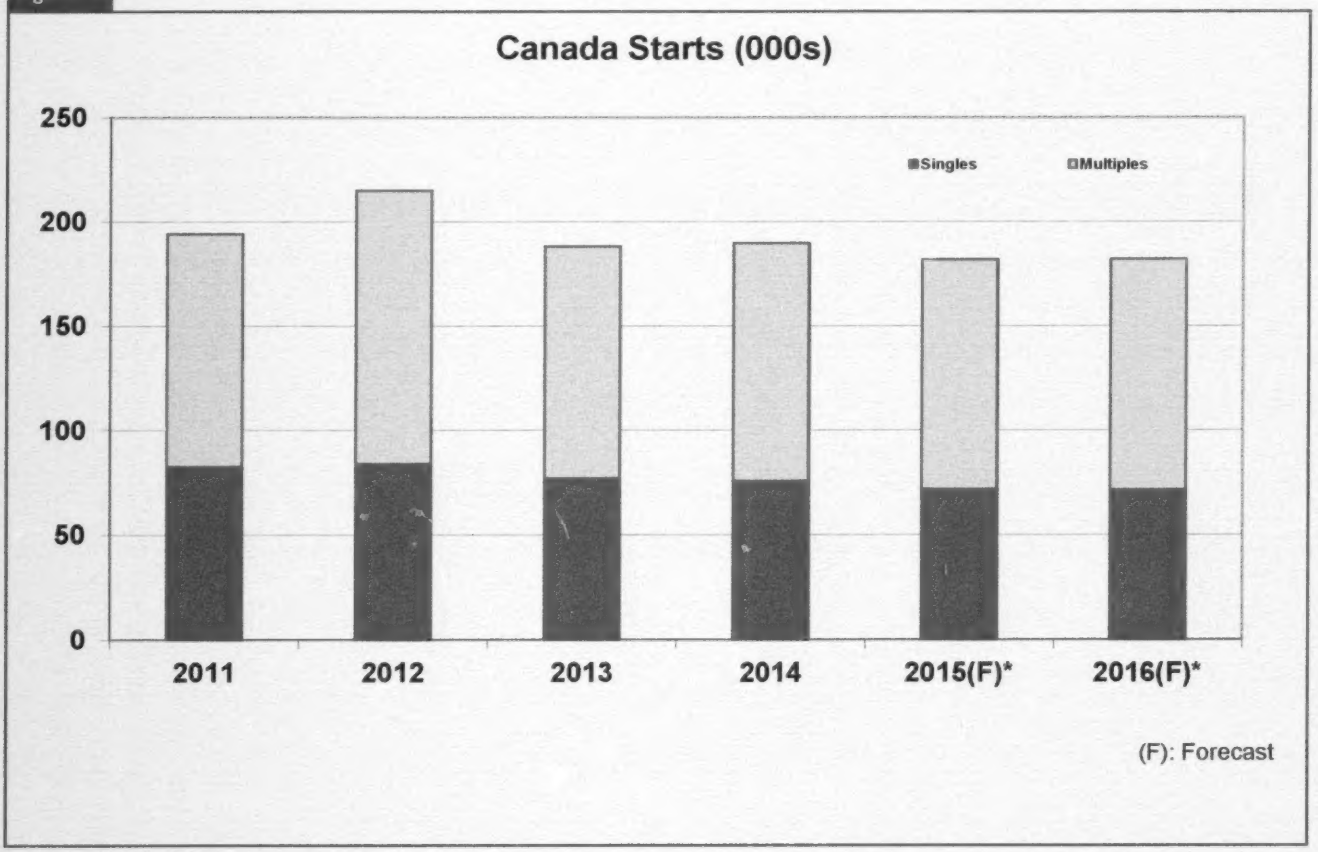
Single Starts: Demand for housing will see continued declines over the forecast period as a result of a moderate outlook for employment and a slowdown in income growth. Accordingly, the single-detached housing market will decline to a range of 1,380 to 1,560 single starts this year and to a range of 1,300 to 1,510 starts in 2016.

Multiple Starts: Multi-unit construction is expected to remain near last year's level. New multi-unit rental construction projects are expected to remain active over the forecast period. Semi-detached and row starts are not expected to rise significantly as first-time buyer activity is expected to slow. As a result, the range for multiple starts will be from 410 to 470 units in 2015 and from 410 to 480 units in 2016.

Resales: Although wage growth remains positive, there are expectations for a decline in sales in 2015 as a result of the slowdown in employment and economic growth. For 2016 the growth in both employment and GDP is expected to be modest, providing for a stable outlook for sales. As a result MLS® sales will range between 3,600 to 4,100 units in 2015 and between 3,500 to 4,100 units in 2016.

Prices: Prices are expected to remain weak in 2015. A moderate recovery below the expected rate of inflation is projected for 2016, as demand softens and inventory levels remain elevated. Average MLS® house prices will be in the range of $269,800 to $295,400 this year and $265,500 to $308,500 in 2016.

Figure 11



*The point forecast for total housing starts is 181,618 for 2015 and 181,800 for 2016. Economic uncertainty is reflected by the current range of forecasts, which varies from 166,540-188,580 units for 2015 and 162,840-190,830 units for 2016.

Table 1: Total Housing Starts
(units** and percentage change)

	2012	2013	2014	2015(F)	2016(F)	2014Q1	2014Q2	2014Q3	2014Q4	2015Q1	2015Q2(F)	2015Q3(F)	2015Q4(F)	2016Q1(F)	2016Q2(F)	2016Q3(F)	2016Q4(F)
NFLD	**3,885**	**2,862**	**2,119**	**1,950**	**1,900**	**2,156**	**2,161**	**2,228**	**1,955**	**2,182**	**1,900**	**2,000**	**1,800**	**1,750**	**1,950**	**2,000**	**1,900**
%	11.4	-26.3	-26.0	-8.0	-2.5	-29.9	0.2	3.1	-12.3	11.6	-12.9	5.3	-10.0	-2.8	11.4	2.6	-5.0
PEI	**941**	**636**	**511**	**500**	**470**	**409**	**650**	**382**	**615**	**659**	**475**	**465**	**425**	**425**	**475**	**500**	**460**
%	0.1	-32.4	-19.7	-2.2	-6.1	-5.3	58.9	-41.2	61.0	7.2	-27.9	-2.1	-8.6	0.0	11.8	5.3	-8.0
NS	**4,522**	**3,919**	**3,056**	**3,100**	**2,950**	**1,976**	**2,584**	**4,556**	**3,171**	**2,301**	**3,400**	**3,400**	**3,400**	**2,600**	**3,000**	**3,100**	**3,100**
%	-2.6	-13.3	-22.0	1.4	-4.8	-43.1	30.8	76.3	-30.4	-27.4	47.8	0.0	0.0	-23.5	15.4	3.3	0.0
NB	**3,299**	**2,843**	**2,276**	**2,000**	**1,950**	**2,187**	**1,760**	**2,694**	**2,281**	**2,008**	**2,075**	**2,050**	**1,900**	**1,925**	**2,050**	**1,950**	**1,900**
%	-4.4	-13.8	-19.9	-12.1	-2.5	-31.5	-19.5	53.1	-15.3	-12.0	3.3	-1.2	-7.3	1.3	6.5	-4.9	-2.6
QUE	**47,367**	**37,758**	**38,810**	**35,900**	**40,800**	**38,903**	**39,222**	**37,254**	**39,117**	**28,152**	**36,000**	**39,000**	**40,500**	**40,500**	**41,000**	**40,750**	**41,000**
%	-2.1	-20.3	2.8	-7.5	13.6	0.4	0.8	-5.0	5.0	-28.0	27.9	8.3	3.8	0.0	1.2	-0.6	0.6
ONT	**76,742**	**61,085**	**59,134**	**61,700**	**60,600**	**53,911**	**64,185**	**58,130**	**57,762**	**55,188**	**60,500**	**64,000**	**67,500**	**68,000**	**63,000**	**57,000**	**54,000**
%	13.2	-20.4	-3.2	4.3	-1.8	-15.4	19.1	-9.4	-0.6	-4.5	9.6	5.8	5.5	0.7	-7.4	-9.5	-5.3
MAN	**7,242**	**7,465**	**6,220**	**6,000**	**5,900**	**4,070**	**7,150**	**8,470**	**5,117**	**5,152**	**6,200**	**6,300**	**6,400**	**5,800**	**5,700**	**5,900**	**6,200**
%	19.1	3.1	-16.7	-3.5	-1.7	-45.0	75.7	18.5	-39.6	0.7	20.3	1.6	1.6	-9.4	-1.7	3.5	5.1
SASK	**9,968**	**8,290**	**8,257**	**6,500**	**6,500**	**6,992**	**8,937**	**9,578**	**7,473**	**5,361**	**6,500**	**6,900**	**7,200**	**6,500**	**6,300**	**6,500**	**6,700**
%	41.8	-16.8	-0.4	-21.3	0.0	-13.1	27.8	7.2	-22.0	-28.3	21.2	6.2	4.3	-9.7	-3.1	3.2	3.1
ALTA	**33,396**	**36,011**	**40,590**	**35,000**	**31,800**	**37,832**	**42,588**	**43,003**	**38,790**	**45,648**	**32,300**	**30,900**	**31,200**	**32,200**	**31,700**	**31,600**	**31,700**
%	29.9	7.8	12.7	-13.8	-9.1	-4.4	12.6	1.0	-9.8	17.7	-29.2	-4.3	1.0	3.2	-1.6	-0.3	0.3
BC	**27,465**	**27,054**	**28,356**	**28,700**	**29,000**	**27,154**	**27,566**	**29,293**	**28,926**	**29,903**	**28,100**	**28,200**	**28,600**	**28,100**	**28,900**	**29,600**	**29,400**
%	4.0	-1.5	4.8	1.2	1.0	-7.5	1.5	6.3	-1.3	3.4	-6.0	0.4	1.4	-1.7	2.8	2.4	-0.7
CAN*	**214,827**	**187,923**	**189,329**	**181,618**	**181,800**	**175,590**	**196,803**	**195,588**	**185,208**	**176,554**	**177,400**	**183,300**	**189,000**	**187,800**	**184,100**	**178,900**	**176,400**
%	10.8	-12.5	0.7	-4.1	0.1	-10.9	12.1	-0.6	-5.3	-4.7	0.5	3.3	3.1	-0.6	-2.0	-2.8	-1.4

SOURCE: CMHC

(F) Forecast by CMHC

* Canadian total excludes territories. The point estimate for the forecast of national total housing starts is 181,618 units for 2015 and 181,800 units for 2016. Economic uncertainty is reflected by the current range of forecasts, which varies from 166,540-188,580 units for 2015 and 162,840-190,830 units for 2016.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 2: Single-Detached Housing Starts

(units** and percentage change)

	2012	2013	2014	2015(F)	2016(F)	2014Q1	2014Q2	2014Q3	2014Q4	2015Q1	2015Q2(F)	2015Q3(F)	2015Q4(F)	2016Q1(F)	2016Q2(F)	2016Q3(F)	2016Q4(F)
NFLD	**2,523**	**2,225**	**1,670**	**1,500**	**1,440**	**1,545**	**1,642**	**1,677**	**1,641**	**1,224**	**1,600**	**1,700**	**1,500**	**1,400**	**1,500**	**1,450**	**1,400**
%	-3.4	-11.8	-24.9	-10.2	-4.0	-31.1	6.3	2.1	-2.1	-25.4	30.7	6.3	-11.8	-6.7	7.1	-3.3	-3.4
PEI	**387**	**282**	**292**	**275**	**265**	**292**	**295**	**269**	**327**	**324**	**275**	**265**	**250**	**250**	**275**	**275**	**250**
%	-10.2	-27.1	3.5	-6.0	-3.5	63.1	1.0	-8.8	21.6	-0.9	-15.1	-3.6	-5.7	0.0	10.0	0.0	-9.1
NS	**2,258**	**1,639**	**1,355**	**1,250**	**1,200**	**1,329**	**1,193**	**1,303**	**1,616**	**1,922**	**1,200**	**1,000**	**1,000**	**1,000**	**1,200**	**1,300**	**1,300**
%	10.4	-27.4	-17.3	-7.8	-4.0	-19.2	-10.2	9.2	24.0	18.9	-37.6	-16.7	0.0	0.0	20.0	8.3	0.0
NB	**1,697**	**1,376**	**1,192**	**1,125**	**1,125**	**1,283**	**992**	**1,218**	**1,241**	**1,259**	**1,150**	**1,100**	**1,000**	**1,125**	**1,200**	**1,100**	**1,100**
%	-6.9	-18.9	-13.4	-5.6	0.0	-12.8	-22.7	22.8	1.9	1.5	-8.7	-4.3	-9.1	12.5	6.7	-8.3	0.0
QUE	**16,059**	**13,144**	**11,227**	**11,400**	**13,300**	**10,636**	**11,365**	**11,709**	**10,631**	**8,231**	**11,000**	**13,000**	**13,500**	**13,500**	**13,500**	**13,250**	**13,000**
%	-3.0	-18.2	-14.6	1.5	16.7	-16.3	6.9	3.0	-9.2	-22.6	33.6	18.2	3.8	0.0	0.0	-1.9	-1.9
ONT	**25,567**	**23,270**	**23,691**	**21,800**	**20,300**	**20,463**	**24,416**	**25,033**	**22,965**	**17,827**	**22,500**	**23,000**	**24,000**	**23,000**	**21,000**	**19,000**	**18,000**
%	-4.9	-9.0	1.8	-8.0	-6.9	-10.2	19.3	2.5	-8.3	-22.4	26.2	2.2	4.3	-4.2	-8.7	-9.5	-5.3
MAN	**4,169**	**3,820**	**3,149**	**3,300**	**3,400**	**3,110**	**3,190**	**3,270**	**2,953**	**2,932**	**3,300**	**3,400**	**3,600**	**3,300**	**3,300**	**3,400**	**3,600**
%	8.8	-8.4	-17.6	4.8	3.0	-22.0	2.6	2.5	-9.7	-0.7	12.6	3.0	5.9	-8.3	0.0	3.0	5.9
SASK	**5,171**	**4,184**	**3,807**	**3,300**	**3,400**	**3,575**	**4,178**	**3,738**	**3,561**	**2,726**	**3,300**	**3,500**	**3,700**	**3,300**	**3,200**	**3,500**	**3,600**
%	24.5	-19.1	-9.0	-13.3	3.0	-22.2	16.9	-10.5	-4.7	-23.4	21.1	6.1	5.7	-10.8	-3.0	9.4	2.9
ALTA	**17,493**	**18,431**	**19,563**	**17,800**	**17,400**	**19,420**	**18,254**	**20,275**	**20,156**	**18,506**	**17,600**	**17,400**	**17,700**	**17,600**	**17,300**	**17,300**	**17,400**
%	15.1	5.4	6.1	-9.0	-2.2	4.0	-6.0	11.1	-0.6	-8.2	-4.9	-1.1	1.7	-0.6	-1.7	0.0	0.6
BC	**8,333**	**8,522**	**9,569**	**9,800**	**9,600**	**8,753**	**9,399**	**9,440**	**10,439**	**10,375**	**9,600**	**9,600**	**9,700**	**9,400**	**9,500**	**9,700**	**9,800**
%	-6.0	2.3	12.3	2.4	-2.0	-5.4	7.4	0.4	10.6	-0.6	-7.5	0.0	1.0	-3.1	1.1	2.1	1.0
CAN*	**83,657**	**76,893**	**75,515**	**71,700**	**71,400**	**70,406**	**74,924**	**77,932**	**75,530**	**65,326**	**71,500**	**74,000**	**76,000**	**73,900**	**72,000**	**70,300**	**69,500**
%	1.5	-8.1	-1.8	-5.1	-0.4	-9.2	6.4	4.0	-3.1	-13.5	9.5	3.5	2.7	-2.8	-2.6	-2.4	-1.1

SOURCE: CMHC

(F) Forecast by CMHC.

* Canadian total excludes territories. The point estimate for the forecast of national single-detached housing starts is 71,700 units for 2015 and 71,400 units for 2016. Economic uncertainty is reflected by the current range of forecasts, which varies from 65,900-74,480 units for 2015 and 64,350-75,070 units for 2016.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 3: Multiple Housing Starts
(units** and percentage change)

	2012	2013	2014	2015(F)	2016(F)	2014Q1	2014Q2	2014Q3	2014Q4	2015Q1	2015Q2(F)	2015Q3(F)	2015Q4(F)	2016Q1(F)	2016Q2(F)	2016Q3(F)	2016Q4(F)
NFLD	**1,362**	**637**	**449**	**450**	**460**	**611**	**519**	**551**	**314**	**958**	**300**	**300**	**300**	**350**	**450**	**550**	**500**
%	55.5	-53.2	-29.5	0.1	2.2	-26.8	-15.1	6.2	-43.0	205.1	-68.7	0.0	0.0	16.7	28.6	22.2	-9.1
PEI	**554**	**354**	**219**	**225**	**205**	**117**	**355**	**113**	**288**	**335**	**200**	**200**	**175**	**175**	**200**	**225**	**210**
%	8.8	-36.1	-38.1	2.5	-8.9	-53.8	203.4	-68.2	154.9	16.3	-40.3	0.0	-12.5	0.0	14.3	12.5	-6.7
NS	**2,264**	**2,280**	**1,701**	**1,850**	**1,750**	**647**	**1,391**	**3,253**	**1,555**	**379**	**2,200**	**2,400**	**2,400**	**1,600**	**1,800**	**1,800**	**1,800**
%	-12.9	0.7	-25.4	8.7	-5.4	-64.6	115.0	133.9	-52.2	-75.6	480.5	9.1	0.0	-33.3	12.5	0.0	0.0
NB	**1,602**	**1,467**	**1,084**	**875**	**825**	**904**	**768**	**1,476**	**1,041**	**749**	**925**	**950**	**900**	**800**	**850**	**850**	**800**
%	-1.7	-8.4	-26.1	-19.3	-5.7	-47.4	-15.0	92.2	-29.5	-28.0	23.5	2.7	-5.3	-11.1	6.3	0.0	-5.9
QUE	**31,308**	**24,614**	**27,583**	**24,500**	**27,500**	**28,267**	**27,857**	**25,545**	**28,486**	**19,921**	**25,000**	**26,000**	**27,000**	**27,000**	**27,500**	**27,500**	**28,000**
%	-1.6	-21.4	12.1	-11.2	12.2	8.5	-1.5	-8.3	11.5	-30.1	25.5	4.0	3.8	0.0	1.9	0.0	1.8
ONT	**51,175**	**37,815**	**35,443**	**39,900**	**40,200**	**33,448**	**39,769**	**33,097**	**34,797**	**37,361**	**38,000**	**41,000**	**43,500**	**45,000**	**42,000**	**38,000**	**36,000**
%	25.0	-26.1	-6.3	12.6	0.8	-18.2	18.9	-16.8	5.1	7.4	1.7	7.9	6.1	3.4	-6.7	-9.5	-5.3
MAN	**3,073**	**3,645**	**3,071**	**2,700**	**2,500**	**960**	**3,960**	**5,200**	**2,164**	**2,220**	**2,900**	**2,900**	**2,800**	**2,500**	**2,400**	**2,500**	**2,600**
%	36.5	18.6	-15.7	-12.1	-7.4	-71.8	312.5	31.3	-58.4	2.6	30.6	0.0	-3.4	-10.7	-4.0	4.2	4.0
SASK	**4,797**	**4,106**	**4,450**	**3,200**	**3,100**	**3,417**	**4,759**	**5,840**	**3,912**	**2,635**	**3,200**	**3,400**	**3,500**	**3,200**	**3,100**	**3,000**	**3,100**
%	66.6	-14.4	8.4	-28.1	-3.1	-1.0	39.3	22.7	-33.0	-32.6	21.4	6.3	2.9	-8.6	-3.1	-3.2	3.3
ALTA	**15,903**	**17,580**	**21,027**	**17,200**	**14,400**	**18,412**	**24,334**	**22,728**	**18,634**	**27,142**	**14,700**	**13,500**	**13,500**	**14,600**	**14,400**	**14,300**	**14,300**
%	51.3	10.5	19.6	-18.2	-16.3	-12.0	32.2	-6.6	-18.0	45.7	-45.8	-8.2	0.0	8.1	-1.4	-0.7	0.0
BC	**19,132**	**18,532**	**18,787**	**18,900**	**19,400**	**18,401**	**18,167**	**19,853**	**18,487**	**19,528**	**18,500**	**18,600**	**18,900**	**18,700**	**19,400**	**19,900**	**19,600**
%	9.1	-3.1	1.4	0.6	2.6	-8.5	-1.3	9.3	-6.9	5.6	-5.3	0.5	1.6	-1.1	3.7	2.6	-1.5
CAN*	**131,170**	**111,030**	**113,814**	**109,900**	**110,400**	**105,184**	**121,879**	**117,656**	**109,678**	**111,228**	**105,900**	**109,300**	**113,000**	**113,900**	**112,100**	**108,600**	**106,900**
%	17.6	-15.4	2.5	-3.4	0.5	-12.0	15.9	-3.5	-6.8	1.4	-4.8	3.2	3.4	0.8	-1.6	-3.1	-1.6

SOURCE: CMHC

(F) Forecast by CMHC

* Canadian total excludes territories. The point estimate for the forecast of national multiple housing starts is 109,900 units for 2015 and 110,400 units for 2016. Economic uncertainty is reflected by the current range of forecasts, which varies from 100,630-114,330 units for 2015 and 98,510-115,800 units for 2016.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 4: Multiple Housing Starts by Type (Units)

		2012	2013	2014	2015(F)	2016(F)
NFLD	Semi-Detached	88	36	51	45	40
	Row	121	96	99	80	80
	Apartment	1,153	505	299	325	340
	Total	1,362	637	449	450	460
PEI	Semi-Detached	94	71	52	45	45
	Row	127	36	43	40	40
	Apartment	333	247	124	140	120
	Total	554	354	219	225	205
NS	Semi-Detached	420	332	220	225	225
	Row	218	259	179	225	225
	Apartment	1,626	1,689	1,302	1,400	1,300
	Total	2,264	2,280	1,701	1,850	1,750
NB	Semi-Detached	426	290	274	255	235
	Row	162	175	70	70	65
	Apartment	1,014	1,002	740	550	525
	Total	1,602	1,467	1,084	875	825
QUE	Semi-Detached	3,866	2,835	3,083	3,100	3,500
	Row	1,904	1,121	1,397	1,400	1,500
	Apartment	25,538	20,658	23,103	20,000	22,500
	Total	31,308	24,614	27,583	24,500	27,500
ONT	Semi-Detached	3,397	3,116	2,742	2,540	2,350
	Row	10,577	9,427	9,975	10,000	10,000
	Apartment	37,201	25,272	22,726	27,360	27,850
	Total	51,175	37,815	35,443	39,900	40,200
MAN	Semi-Detached	346	348	294	271	251
	Row	538	773	652	457	423
	Apartment	2,189	2,524	2,125	1,972	1,826
	Total	3,073	3,645	3,071	2,700	2,500
SASK	Semi-Detached	684	446	502	341	331
	Row	813	1,011	881	650	629
	Apartment	3,300	2,649	3,067	2,209	2,140
	Total	4,797	4,106	4,450	3,200	3,100
ALTA	Semi-Detached	3,886	3,997	4,780	2,371	3,175
	Row	3,315	3,992	4,601	3,231	2,936
	Apartment	8,702	9,591	11,646	11,598	8,289
	Total	15,903	17,580	21,027	17,200	14,400
BC	Semi-Detached	1,078	1,073	1,409	1,400	1,350
	Row	3,201	3,103	3,551	3,400	3,450
	Apartment	14,853	14,356	13,827	14,100	14,600
	Total	19,132	18,532	18,787	18,900	19,400
CAN*	Semi-Detached	14,285	12,544	13,407	10,693	11,562
	Row	20,976	19,993	21,448	19,553	19,348
	Apartment	95,909	78,493	78,959	79,654	79,490
	Total	131,170	111,030	113,814	109,900	110,400

Source: CMHC (F) Forecast. * Totals may not add due to rounding.

Table 5: Total Residential Resales
(units** and percentage change)

	2012	2013	2014	2015(F)	2016(F)	2014Q1	2014Q2	2014Q3	2014Q4	2015Q1	2015Q2(F)	2015Q3(F)	2015Q4(F)	2016Q1(F)	2016Q2(F)	2016Q3(F)	2016Q4(F)
NFLD	**4,650**	**4,303**	**4,100**	**3,900**	**3,925**	**3,920**	**4,172**	**4,248**	**4,064**	**4,196**	**3,800**	**3,900**	**3,700**	**3,900**	**4,000**	**4,000**	**3,800**
%	3.8	-7.5	-4.7	-4.9	0.6	-8.0	6.4	1.8	-4.3	3.2	-9.4	2.6	-5.1	5.4	2.6	0.0	-5.0
PEI	**1,614**	**1,425**	**1,380**	**1,250**	**1,200**	**1,340**	**1,428**	**1,424**	**1,328**	**1,428**	**1,200**	**1,250**	**1,150**	**1,100**	**1,200**	**1,200**	**1,300**
%	6.1	-11.7	-3.2	-9.4	-4.0	8.8	6.6	-0.3	-6.7	7.5	-16.0	4.2	-8.0	-4.3	9.1	0.0	8.3
NS	**10,437**	**9,151**	**8,821**	**8,400**	**8,500**	**8,340**	**8,672**	**9,200**	**9,072**	**8,140**	**8,300**	**8,600**	**8,600**	**8,400**	**8,500**	**8,600**	**8,500**
%	1.2	-12.3	-3.6	-4.8	1.2	-7.3	4.0	6.1	-1.4	-10.3	2.0	3.6	0.0	-2.3	1.2	1.2	-1.2
NB	**6,403**	**6,282**	**6,273**	**5,800**	**5,800**	**6,060**	**5,736**	**6,864**	**6,424**	**6,268**	**5,800**	**5,600**	**5,500**	**5,800**	**5,700**	**5,900**	**5,800**
%	-3.0	-1.9	-0.1	-7.5	0.0	-1.9	-5.3	19.7	-6.4	-2.4	-7.5	-3.4	-1.8	5.5	-1.7	3.5	-1.7
QUE	**77,373**	**71,198**	**70,646**	**72,400**	**73,400**	**68,940**	**68,420**	**73,116**	**72,200**	**71,404**	**72,500**	**72,800**	**73,000**	**73,300**	**73,500**	**73,500**	**73,500**
%	0.3	-8.0	-0.8	2.5	1.4	-0.3	-0.8	6.9	-1.3	-1.1	1.5	0.4	0.3	0.4	0.3	0.0	0.0
ONT	**197,620**	**198,539**	**205,972**	**209,600**	**203,200**	**187,480**	**208,044**	**216,940**	**211,416**	**208,468**	**209,000**	**210,000**	**211,000**	**207,000**	**204,000**	**202,000**	**200,000**
%	-1.9	0.5	3.7	1.8	-3.1	-5.4	11.0	4.3	-2.5	-1.4	0.3	0.5	0.5	-1.9	-1.4	-1.0	-1.0
MAN	**13,911**	**13,735**	**13,782**	**14,000**	**14,200**	**13,340**	**14,124**	**14,188**	**13,476**	**13,924**	**14,000**	**14,100**	**14,100**	**14,300**	**14,200**	**14,200**	**14,100**
%	0.2	-1.3	0.3	1.6	1.4	-6.2	5.9	0.5	-5.0	3.3	0.5	0.7	0.0	1.4	-0.7	0.0	-0.7
SASK	**13,867**	**13,535**	**13,863**	**12,500**	**12,700**	**13,172**	**14,544**	**14,208**	**13,560**	**11,340**	**12,900**	**12,900**	**12,800**	**12,500**	**12,800**	**12,800**	**12,700**
%	5.6	-2.4	2.4	-9.8	1.6	-4.9	10.4	-2.3	-4.6	-16.4	13.8	0.0	-0.8	-2.3	2.4	0.0	-0.8
ALTA	**60,369**	**66,080**	**71,773**	**58,000**	**58,600**	**67,592**	**74,220**	**74,636**	**70,676**	**52,408**	**59,900**	**59,900**	**59,800**	**58,400**	**58,300**	**58,600**	**59,100**
%	12.3	9.5	8.6	-19.2	1.0	0.1	9.8	0.6	-5.3	-25.8	14.3	0.0	-0.2	-2.3	-0.2	0.5	0.9
BC	**67,637**	**72,936**	**84,049**	**89,500**	**87,400**	**77,168**	**83,896**	**86,796**	**88,332**	**94,612**	**89,000**	**87,300**	**87,000**	**86,700**	**87,000**	**88,200**	**87,700**
%	-11.8	7.8	15.2	6.5	-2.3	-1.6	8.7	3.5	1.8	7.1	-5.9	-1.9	-0.3	-0.3	0.3	1.4	-0.6
CAN*	**453,881**	**457,184**	**480,659**	**475,400**	**469,000**	**447,352**	**483,256**	**501,620**	**490,548**	**472,188**	**476,400**	**476,400**	**476,700**	**471,400**	**469,200**	**469,000**	**466,500**
%	-1.1	0.7	5.1	-1.1	-1.3	-3.2	8.0	3.8	-2.2	-3.7	0.9	0.0	0.1	-1.1	-0.5	0.0	-0.5

SOURCE: The Canadian Real Estate Association (CREA) and QFREB by the Centris® system.

(F) Forecast by CMHC.

* Canadian total excludes territories. The point estimate for the forecast of national residential resales is 475,400 units for 2015 and 469,000 for 2016. Economic uncertainty is reflected by the current range of forecasts, which varies from 437,100-494,500 units for 2015 and 424,500-491,300 units for 2016.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 6: Average Residential Resale Price
($** and percentage change)

	2012	2013	2014	2015(F)	2016(F)	2014Q1	2014Q2	2014Q3	2014Q4	2015Q1	2015Q2(F)	2015Q3(F)	2015Q4(F)	2016Q1(F)	2016Q2(F)	2016Q3(F)	2016Q4(F)
NFLD	268,776	283,102	283,672	284,000	287,000	292,394	289,037	283,268	272,842	270,799	285,000	287,750	285,000	284,000	288,000	290,000	286,000
%	6.8	5.3	0.2	0.1	1.1	3.5	-1.1	-2.0	-3.7	-2.2	2.2	1.0	-1.0	-0.4	1.4	0.7	-1.4
PEI	152,250	156,107	163,909	161,500	162,000	166,040	165,695	154,424	175,179	163,130	161,500	161,000	160,000	157,750	162,500	165,000	162,500
%	1.8	2.5	5.0	-1.5	0.3	9.5	-0.2	-6.8	13.4	-6.9	-1.0	-0.3	-0.6	-1.4	3.0	1.5	-1.5
NS	220,413	217,192	215,279	216,000	217,000	210,450	215,147	215,147	215,148	215,149	216,000	216,500	216,250	215,000	217,000	218,500	217,540
%	2.7	-1.5	-0.9	0.3	0.5	-2.0	2.2	0.0	0.0	0.0	0.4	0.2	-0.1	-0.6	0.9	0.7	-0.4
NB	161,116	162,652	161,803	161,000	160,000	161,368	160,053	161,481	161,157	157,090	162,000	164,000	161,500	159,000	160,000	161,000	160,020
%	0.4	1.0	-0.5	-0.5	-0.6	-0.8	-0.8	0.9	-0.2	-2.5	3.1	1.2	-1.5	-1.5	0.6	0.6	-0.6
QUE	260,501	262,443	265,760	272,200	277,500	269,171	270,714	270,969	275,021	272,763	270,000	272,000	274,000	276,000	277,500	278,000	278,500
%	2.3	0.7	1.3	2.4	1.9	0.3	0.6	0.1	1.5	-0.8	-1.0	0.7	0.7	0.7	0.5	0.2	0.2
ONT	384,455	402,646	430,984	446,300	453,700	420,529	425,773	429,859	438,433	445,212	444,000	447,000	449,000	451,000	453,000	455,000	456,000
%	5.3	4.7	7.0	3.6	1.7	1.9	1.2	1.0	2.0	1.5	-0.3	0.7	0.4	0.4	0.4	0.4	0.2
MAN	247,786	260,849	266,329	269,600	273,600	263,169	263,999	266,715	265,044	265,364	268,800	271,300	272,900	272,900	273,300	273,800	274,600
%	5.2	5.3	2.1	1.2	1.5	-3.0	0.3	1.0	-0.6	0.1	1.3	0.9	0.6	0.0	0.1	0.2	0.3
SASK	275,700	288,698	298,372	296,400	300,800	300,158	291,596	296,764	303,195	296,205	295,500	296,500	297,300	298,000	300,600	301,400	303,100
%	6.3	4.7	3.4	-0.7	1.5	2.9	-2.9	1.8	2.2	-2.3	-0.2	0.3	0.3	0.2	0.9	0.3	0.5
ALTA	363,208	380,969	400,590	385,900	389,600	398,866	395,890	400,626	404,265	387,629	386,000	385,000	385,000	386,500	388,300	390,500	393,000
%	2.8	4.9	5.2	-3.7	1.0	3.5	-0.7	1.2	0.9	-4.1	-0.4	-0.3	0.0	0.4	0.5	0.6	0.6
BC	514,836	537,414	568,405	597,600	614,500	566,899	555,230	576,563	582,651	610,724	595,000	592,000	591,800	605,000	610,000	618,000	625,000
%	4.3	4.4	5.8	5.1	2.8	1.3	-2.1	3.8	1.1	4.8	-2.6	-0.5	0.0	2.2	0.8	1.3	1.1
CAN*	363,483	382,642	408,150	422,129	428,325	399,945	402,605	409,388	416,410	424,264	419,900	420,200	421,400	424,800	427,000	430,000	431,900
%	0.3	5.3	6.7	3.4	1.5	1.3	0.7	1.7	1.7	1.9	-1.0	0.1	0.3	0.8	0.5	0.7	0.4

SOURCE: The Canadian Real Estate Association (CREA) and CMHC

(f) Forecast by CMHC

* Canadian total excludes territories. The point estimate for the forecast of national average residential resale price is $422,129 for 2015 and $428,325 for 2016. Economic uncertainty is reflected by the current range of forecasts, which varies from $402,139- $439,589 for 2015 and $398,191-$457,200 for 2016.

** Quarterly averages are seasonally adjusted.

Note: Canadian total may not add to the sum of the provinces due to rounding

Table 7: Employment
(annual percentage change)

	2010	2011	2012	2013	2014	2015(F)	2016(F)
NFLD	3.6	4.1	3.8	0.8	-1.7	-1.3	0.6
PEI	2.3	3.2	1.5	1.5	-0.1	0.1	0.6
NS	0.4	0.4	1.0	-1.1	-1.1	0.4	1.0
NB	-0.5	-0.7	-0.7	0.4	-0.2	0.1	0.7
QUE	2.2	1.0	0.8	1.4	0.0	0.8	1.2
ONT	1.6	1.8	0.7	1.8	0.8	1.3	1.7
MAN	1.4	0.4	1.6	0.7	0.1	1.4	1.3
SASK	1.0	0.9	2.4	3.1	1.0	0.6	1.4
ALTA	-0.3	3.7	3.5	2.5	2.2	0.3	1.1
BC	1.4	0.2	1.6	0.1	0.6	1.3	1.9
CAN*	1.4	1.5	1.3	1.5	0.6	1.0	1.5

Source: Statistics Canada, (F) Forecast by CMHC.

National forecast reflects the April 2015 Consensus Forecast Report published by Consensus Economics.

*The point estimate for the forecast of national employment growth is 1.0 per cent for 2015 and 1.5 per cent for 2016.

Uncertainty is reflected by the current range of forecasts, which varies from 0.3 per cent to 1.3 per cent for 2015

and from 0.5 per cent to 1.9 per cent for 2016.

Table 8: Unemployment Rate
(per cent)

	2010	2011	2012	2013	2014	2015(F)	2016(F)
NFLD	14.7	12.6	12.3	11.6	11.9	12.9	13.1
PEI	11.4	11.0	11.2	11.6	10.6	10.8	10.9
NS	9.6	9.0	9.1	9.1	8.9	9.1	9.3
NB	9.2	9.5	10.2	10.3	10.0	10.4	10.7
QUE	8.0	7.9	7.7	7.6	7.7	7.4	6.9
ONT	8.7	7.9	7.9	7.6	7.3	6.7	6.5
MAN	5.4	5.5	5.3	5.4	5.4	5.5	5.4
SASK	5.2	4.9	4.8	4.1	3.8	4.6	4.5
ALTA	6.6	5.4	4.6	4.6	4.7	5.7	5.7
BC	7.6	7.5	6.8	6.6	6.1	5.8	6.2
CAN*	8.1	7.5	7.3	7.1	6.9	6.8	6.6

Source: Statistics Canada, (F) Forecast by CMHC.

National forecast reflects the April 2015 Consensus Forecast Report published by Consensus Economics.

*The point estimate for the forecast of national unemployment rate is 6.8 per cent for 2015 and 6.6 per cent for 2016.

Uncertainty is reflected by the current range of forecasts, which varies from 6.4 per cent to 7.3 per cent for 2015 and from 5.9 per cent to 8.1 per cent for 2016.

Table 9: Gross Domestic Product
(annual percentage change)

	2010	2011	2012	2013	2014	2015(F)	2016(F)
NFLD	5.9	3.1	-4.5	7.2	0.4	-0.3	0.3
PEI	2.2	1.6	1.0	2.0	0.5	0.5	0.7
NS	3.0	0.7	-0.3	0.3	0.4	1.0	1.1
NB	2.0	0.6	-0.4	-0.5	0.6	0.5	0.7
QUE	2.3	2.0	1.5	1.0	1.5	1.9	2.0
ONT	3.4	2.6	1.7	1.3	2.1	2.3	2.4
MAN	2.6	2.1	3.3	2.2	2.0	2.4	2.2
SASK	4.2	5.8	3.1	5.0	2.4	1.4	1.9
ALTA	4.5	5.7	4.5	3.8	3.8	0.5	1.8
BC	3.3	2.8	2.4	1.9	2.3	2.8	2.8
CAN*	3.4	3.0	1.9	2.0	2.3	2.0	2.1

Source: Statistics Canada, (F) Forecast by CMHC, (E) CMHC estimate based on partial annual data.

National forecast reflects the April 2015 Consensus Forecast Report published by Consensus Economics.

*The point estimate for the forecast of national GDP growth is 2.0 per cent for 2015 and 2.1 per cent for 2016. Uncertainty is reflected by the current range of forecasts, which varies from 1.4 per cent to 2.6 per cent for 2015 and from 1.0 per cent to 2.6 per cent for 2016.

Table 10: Total Net Migration *
(number of persons)

	2010	2011	2012	2013	2014	2015(F)	2016(F)
NFLD	840	1,686	2,142	636	-1,678	750	1,200
PEI	2,541	1,560	509	66	869	250	250
NS	3,701	819	-439	-1,130	981	1,000	1,250
NB	2,781	1,223	-924	-1,300	-578	500	0
QUE	47,528	44,372	45,630	35,077	35,650	40,000	42,000
ONT	114,911	100,361	84,856	94,074	73,289	89,600	97,200
MAN	11,881	11,367	10,314	9,217	10,903	9,100	9,300
SASK	9,395	11,608	15,226	13,106	11,603	10,200	10,000
ALTA	21,677	45,587	78,838	86,922	66,784	48,000	44,500
BC	39,597	31,559	26,749	33,625	43,932	43,900	43,300
CAN**	254,852	250,142	262,901	270,293	241,755	243,300	249,000

Source: Statistics Canada, (F) Forecast by CMHC, (E) CMHC estimate based on partial annual data.

* Sum of interprovincial migration, international migration and non-permanent residents.

** Excludes territories.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 11a: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ units, all bedrooms)	Average Rent (3+ units, two bedrooms)
Victoria	2014	1,315	551	-1.1	6,371	496,473	1.5	1,095
	2015(F)	1,950	650	-0.7	6,850	508,000	1.4	1,115
	2016(F)	1,850	650	-1.2	6,400	515,000	1.4	1,135
Vancouver*	2014	19,212	4,374	-1.2	33,963	812,653	1.0	1,311
	2015(F)	18,700	4,500	-1.0	38,000	850,000	0.9	1,337
	2016(F)	19,200	4,600	-1.0	36,000	875,000	1.0	1,364
Abbotsford-Mission	2014	499	251	n.a.	2,592	353,683	3.1	835
	2015(F)	560	230	n.a.	2,800	367,000	3.0	850
	2016(F)	510	200	n.a.	2,900	372,000	2.7	860
Kelowna	2014	1,311	695	n.a.	4,886	425,996	1.0	980
	2015(F)	1,500	680	n.a.	4,500	420,000	1.5	1,000
	2016(F)	1,400	675	n.a.	4,700	435,000	1.7	1,020
Edmonton	2014	13,872	6,832	0.1	19,857	362,657	1.7	1,227
	2015(F)	13,800	6,400	0.7	17,500	359,000	2.7	1,265
	2016(F)	11,500	6,000	1.4	17,700	362,000	3.2	1,295
Calgary	2014	17,131	6,494	7.0	33,615	460,584	1.4	1,322
	2015(F)	13,200	5,700	2.0	24,700	448,000	3.0	1,330
	2016(F)	11,500	5,500	2.1	24,900	453,000	3.2	1,340
Saskatoon	2014	3,531	1,577	2.5	5,996	341,061	3.4	1,091
	2015(F)	3,000	1,425	1.1	5,500	338,700	3.9	1,115
	2016(F)	2,975	1,425	1.2	5,560	343,800	4.0	1,135
Regina	2014	2,223	707	1.5	3,731	314,899	3.0	1,079
	2015(F)	1,975	625	0.5	3,500	304,000	4.0	1,090
	2016(F)	1,945	600	0.9	3,535	307,000	4.1	1,105
Winnipeg	2014	4,248	1,877	1.7	12,147	273,363	2.5	1,016
	2015(F)	4,225	1,875	1.5	12,300	277,000	2.8	1,045
	2016(F)	4,200	1,900	1.6	12,400	281,000	3.0	1,075
Thunder Bay	2014	234	168	0.4	1,443	227,262	2.3	888
	2015(F)	230	160	0.6	1,460	238,000	2.4	915
	2016(F)	255	165	0.6	1,450	245,000	2.3	940
Greater Sudbury /	2014	271	172	0.4	2,156	249,961	4.2	927
Grand Sudbury	2015(F)	240	150	0.6	2,050	245,200	4.3	950
	2016(F)	230	150	0.6	1,980	244,800	4.6	965
Windsor	2014	806	566	1.6	5,332	187,283	4.3	798
	2015(F)	780	525	1.0	5,700	192,500	3.9	815
	2016(F)	785	525	1.2	5,900	197,500	3.6	830

Sources: CMHC, Canadian Real Estate Association, Local Real Estate Boards, Statistics Canada.

*MLS® sales and prices for the Vancouver CMA refer only to the Real Estate Board of Greater Vancouver (REBGV) board area, which does not include Surrey, Langley, White Rock, and North Delta.

n.a.: Data not available. (F) Forecast by CMHC.

Table 11b: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ units, all bedrooms)	Average Rent (3+ units, two bedrooms)
London	2014	1,983	1,116	1.9	8,751	255,453	2.9	943
	2015(F)	2,090	950	1.8	8,850	262,500	2.7	965
	2016(F)	2,205	925	1.8	9,000	268,500	2.5	980
Kitchener-Cambridge-Waterloo	2014	4,450	869	0.7	6,646	337,806	2.3	975
	2015(F)	2,925	925	0.5	6,800	344,000	2.7	990
	2016(F)	2,875	875	0.5	6,900	350,000	2.5	1,010
St. Catharines-Niagara*	2014	1,479	896	2.4	5,875	251,297	3.6	892
	2015(F)	1,510	920	1.7	6,050	260,800	3.2	905
	2016(F)	1,470	890	2.0	6,000	268,800	3.0	925
Hamilton	2014	2,832	1,153	2.0	14,324	406,366	2.2	959
	2015(F)	2,660	1,130	1.8	14,000	422,500	2.4	980
	2016(F)	2,600	1,120	1.5	13,400	435,000	2.2	1,000
Toronto	2014	28,929	8,830	2.0	93,278	566,491	1.6	1,251
	2015(F)	32,400	7,700	1.5	93,400	595,000	1.7	1,260
	2016(F)	32,800	7,000	1.0	90,000	605,000	1.9	1,265
Barrie	2014	1,148	550	n.a.	4,795	341,023	1.6	1,118
	2015(F)	1,100	550	n.a.	4,900	358,000	1.8	1,135
	2016(F)	1,140	650	n.a.	4,950	370,000	2.2	1,160
Peterborough	2014	232	203	n.a.	2,578	280,685	2.9	952
	2015(F)	265	190	n.a.	2,600	285,000	3.2	965
	2016(F)	260	180	n.a.	2,550	288,000	3.0	980
Brantford	2014	416	278	n.a.	2,075	270,776	2.4	855
	2015(F)	440	320	n.a.	2,100	279,000	2.8	870
	2016(F)	400	290	n.a.	2,000	286,000	2.5	890
Guelph	2014	1,064	204	n.a.	3,295	358,583	1.2	988
	2015(F)	950	220	n.a.	3,450	372,000	1.3	1,000
	2016(F)	975	225	n.a.	3,500	379,000	1.5	1,025
Oshawa**	2014	1,671	1,141	n.a.	10,343	388,610	1.8	1,010
	2015(F)	2,125	1,180	n.a.	10,500	420,000	1.9	1,030
	2016(F)	1,875	1,100	n.a.	10,100	440,000	1.9	1,055
Kingston	2014	672	338	n.a.	2,982	281,980	1.9	1,070
	2015(F)	810	275	n.a.	3,000	284,500	2.0	1,095
	2016(F)	645	250	n.a.	2,850	287,150	1.9	1,115

Sources: CMHC, Canadian Real Estate Association, Local Real Estate Boards, Statistics Canada.

*MLS® data for St. Catharines-Niagara is aggregated using total numbers of the area's three real estate boards.

**MLS® numbers reflect all of Durham Region.

n.a.: Data not available. (F) Forecast by CMHC.

Table 11c: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ units, all bedrooms)	Average Rent (3+ units, two bedrooms)
Ottawa*	2014	5,762	1,775	0.4	14,094	363,161	2.6	1,132
	2015(F)	5,010	1,550	2.0	14,000	366,900	2.8	1,140
	2016(F)	5,210	1,560	1.5	13,900	370,000	2.4	1,160
Gatineau*	2014	1,903	479	0.4	3,338	240,758	6.5	750
	2015(F)	1,800	450	2.0	3,450	238,300	6.3	755
	2016(F)	1,725	425	1.5	3,600	239,500	6.1	760
Montreal	2014	18,672	2,677	0.4	35,764	331,081	3.4	739
	2015(F)	16,100	2,500	0.3	36,600	338,000	3.6	750
	2016(F)	16,600	2,600	0.5	37,600	345,500	3.7	760
Trois-Rivières	2014	943	239	N/A	1,119	163,550	5.3	568
	2015(F)	800	230	N/A	1,100	166,000	5.1	575
	2016(F)	750	225	N/A	1,050	168,000	5.0	580
Sherbrooke	2014	1,128	369	N/A	1,650	222,204	5.4	604
	2015(F)	1,150	300	N/A	1,725	223,000	5.6	620
	2016(F)	1,075	275	N/A	1,800	227,000	5.6	635
Québec	2014	4,449	887	0.2	6,472	264,536	3.1	775
	2015(F)	4,250	850	0.5	6,700	265,800	3.5	790
	2016(F)	3,600	800	0.5	6,950	269,700	3.8	805
Saguenay	2014	672	268	N/A	1,144	189,724	4.2	595
	2015(F)	550	275	N/A	1,100	185,900	4.5	605
	2016(F)	550	275	N/A	1,200	182,200	4.5	615
Saint John	2014	236	127	0.0	1,591	169,222	9.0	714
	2015(F)	240	120	0.5	1,500	168,500	8.8	725
	2016(F)	280	130	0.5	1,450	168,000	8.5	735
Moncton	2014	852	262	0.0	2,279	162,300	8.7	762
	2015(F)	640	240	0.5	2,100	161,500	9.5	770
	2016(F)	540	220	0.5	2,000	161,000	9.2	785
Halifax	2014	1,757	511	0.3	4,692	274,004	3.8	1,005
	2015(F)	2,025	525	1.5	4,800	279,000	4.1	1,025
	2016(F)	1,850	550	1.5	4,800	280,500	4.3	1,045
St. John's	2014	1,230	907	1.0	3,281	306,405	4.6	888
	2015(F)	1,200	850	1.0	3,200	307,000	4.5	925
	2016(F)	1,250	875	1.0	3,250	310,000	4.5	950
Charlottetown**	2014	259	138	-1.0	574	204,213	5.9	836
	2015(F)	275	135	0.5	535	202,500	6.0	845
	2016(F)	245	130	0.5	510	203,000	6.0	855
ALL 35 LISTED CENTRES	2014	147,392	48,481	1.5	363,029	445,477	2.8	955
	2015(F)	141,475	45,305	1.0	357,320	463,414	3.0	969
	2016(F)	137,270	43,960	0.9	352,785	468,387	3.1	983

Sources: CMHC, Canadian Real Estate Association, QFREB by the Centris® system, Local Real Estate Boards, Statistics Canada.

*Statistics Canada defines Ottawa-Gatineau as a single census metropolitan area (CMA), but are treated as two centres in this publication for the sake of more detailed analysis.

**Charlottetown is a census agglomeration (CA) not a CMA. A CA has an urban core population of at least 10,000, while a CMA has a core population of at least 100,000.

n.a.: Data not available. (F) Forecast by CMHC.

Table 12: Major Housing Indicators (levels and quarter-to-quarter percentage change)

	2013Q2	2013Q3	2013Q4	2014Q1	2014Q2	2014Q3	2014Q4	2015Q1
New Housing								
Building permits, units, thousands	228.3	212.3	210.0	195.5	198.5	221.2	206.4	192.8
% change	26.9	-7.0	-1.1	-6.9	1.6	11.4	-6.7	-6.6
Housing starts, total, thousands	188.2	190.9	197.0	175.6	196.8	195.6	185.2	176.6
% change	7.5	1.4	3.2	-10.9	12.1	-0.6	-5.3	-4.7
Housing starts, singles, thousands	77.3	75.7	77.5	70.4	74.9	77.9	75.5	65.3
% change	0.4	-2.0	2.4	-9.2	6.4	4.0	-3.1	-13.5
Housing starts, multiples, thousands	110.9	115.2	119.5	105.2	121.9	117.7	109.7	111.2
% change	13.0	3.8	3.7	-12.0	15.9	-3.5	-6.8	1.4
Housing completions, total,*	49,362	47,812	49,292	38,797	45,014	47,979	49,638	54,824
% change	26.5	-3.1	3.1	-21.3	16.0	6.6	3.5	10.4
New Housing Price Index, 2007=100*	109.7	110.2	110.3	110.9	111.4	111.8	112.2	112.3
% change	0.4	0.4	0.2	0.5	0.5	0.4	0.3	0.1
Existing Housing								
MLS® resales, units, thousands	454,236	473,600	462,500	447,836	483,736	502,024	491,008	472,592
% change	3.2	4.3	-2.3	-3.2	8.0	3.8	-2.2	-3.8
MLS® average resale price, $	375,050	388,427	394,623	399,945	402,605	409,388	416,410	424,264
% change	1.7	3.6	1.6	1.3	0.7	1.7	1.7	1.9
Mortgage Market								
1-year mortgage rate, per cent*	3.0	3.1	3.1	3.1	3.1	3.1	3.1	3.0
5-year mortgage rate, per cent*	5.1	5.3	5.3	5.2	4.8	4.8	4.8	4.8
Residential Investment**								
Total, $2002 millions	112,576	112,726	112,085	111,041	114,131	117,529	117,965	n.a
% change	1.6	0.1	-0.6	-0.9	2.8	3.0	0.4	n.a
New, $2002 millions	51,372	49,876	50,508	49,952	50,336	51,524	52,328	n.a
% change	0.1	-2.9	1.3	-1.1	0.8	2.4	1.6	n.a
Alterations, $2002 millions	43,568	43,712	43,412	43,804	44,844	45,580	45,916	n.a
% change	2.1	0.3	-0.7	0.9	2.4	1.6	0.7	n.a
Transfer costs, $2002 millions	18,012	19,320	18,472	17,712	19,196	20,528	19,960	n.a
% change	4.5	7.3	-4.4	-4.1	8.4	6.9	-2.8	n.a
Deflator, 2002=100*	112.6	113.7	114.4	114.8	115.3	116.5	117.3	n.a
% change	-0.1	0.9	0.6	0.4	0.5	1.0	0.7	n.a

Sources: CMHC, Statistics Canada, Bank of Canada, Canadian Real Estate Association.

n.a.: Data not available.

* All indicators are seasonally adjusted and annualized except the New Housing Price Index and the Residential Investment Deflator, which are only seasonally adjusted, and housing completions and the 1-year and 5-year mortgage rates, which are not adjusted or annualized.

** Residential Investment includes outlays for new permanent housing, conversion costs, cost of alterations and improvements, supplementary costs, and transfer costs.

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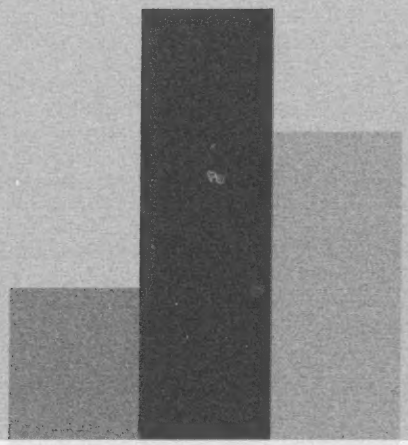

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